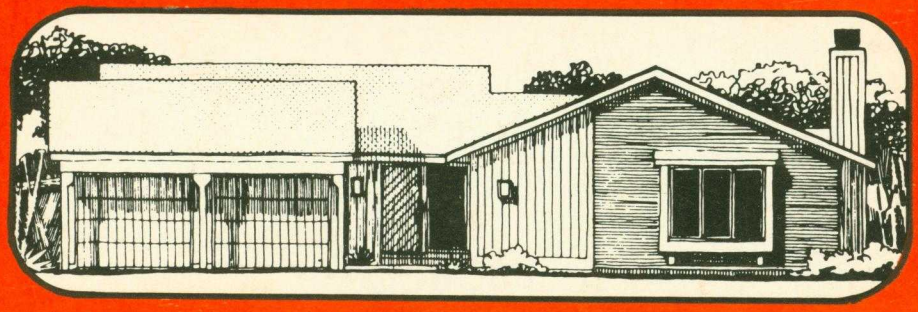
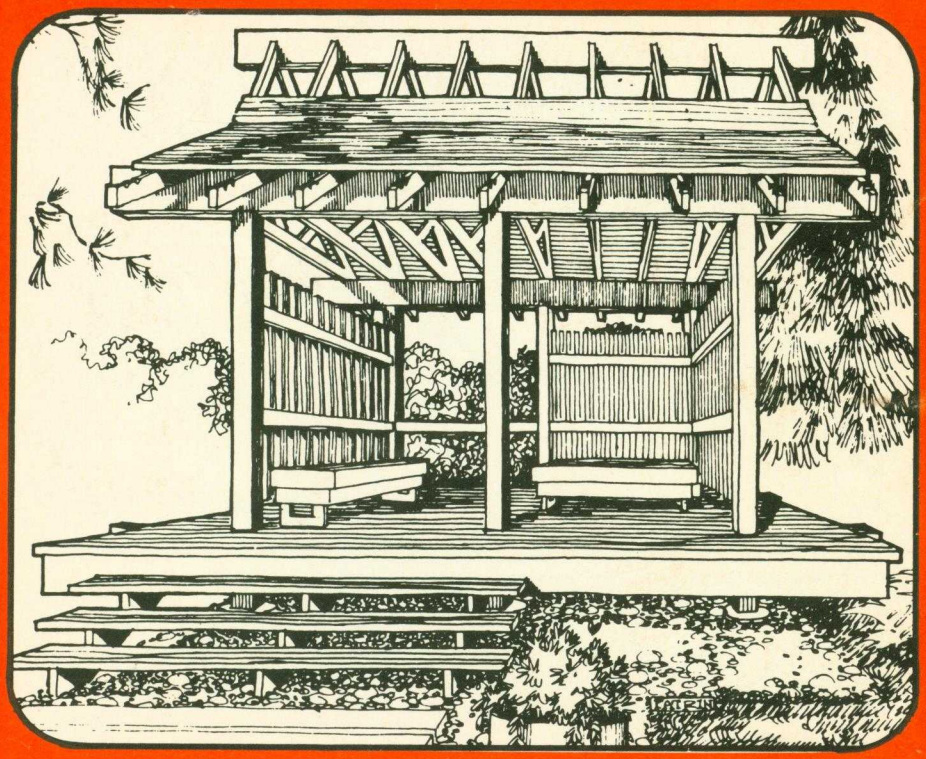
A–26

Better Home Plans





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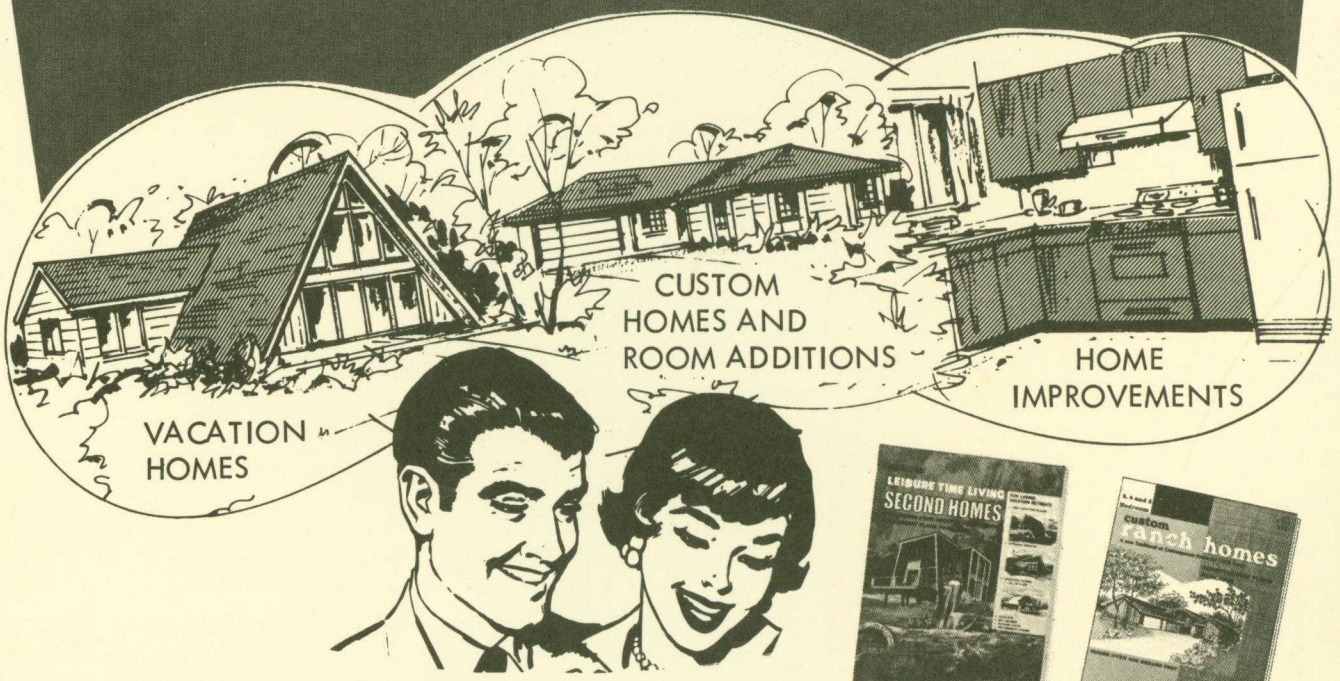
A New Home Is Your Best Investment Now

to BETTER your LIVING ... are you thinking of...

- BUILDING A NEW CUSTOM HOME...
- LEISURE TIME - SECOND HOME...
- OR REMODELING?



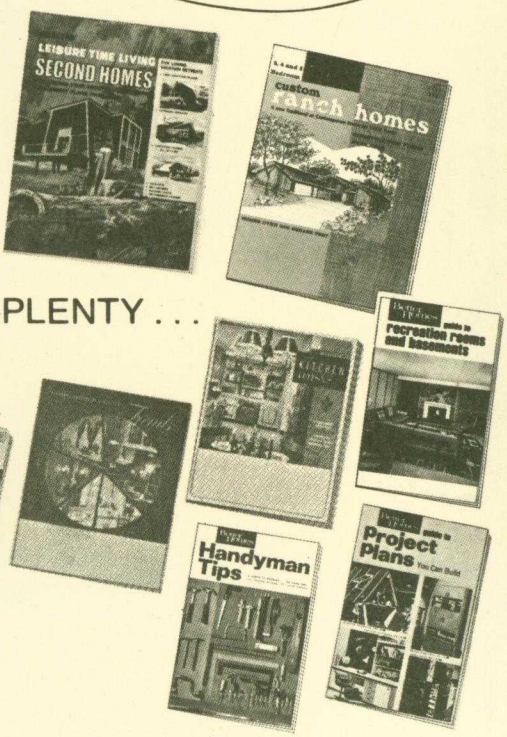
Today, the talk of money availability is always cropping up and even though mortgage money is expensive no one can predict when it will become available at a lower rate. Since product and labor costs are sure to rise, now is the time to build a new home if a new home is what you want.

But if your existing home is where you want to continue to live, it makes good sense to consider remodeling possibilities. That is why much of our emphasis in this book is on modernizing projects. Our aim is to provide ideas, with construction plans available, to help you get the job done the way you visualize it.

As for a leisure time—second home—we are living in a tension ridden era. The well-known two-week vacation—which required endless packing—has evolved into the second home. There is no hauling back and forth of skis, surfboards and other vacation paraphernalia. Often "second homes" are built within a few hours driving time of the primary home and include many time-saving and maintenance-free features. If you are planning a vacation home here are ideas and plans.

Any building project, whether it be a new home or a modernization, starts with an idea. From the idea evolves the design. So what we all need is the idea, the design, the products and the money.

It seems certain the money shortage and high interest rates are here to stay for a prolonged time. So, if a new home, leisure time—second home or improved home is in your near-future, don't delay. It's your best investment today.



IDEAS-A-PLENTY . . .

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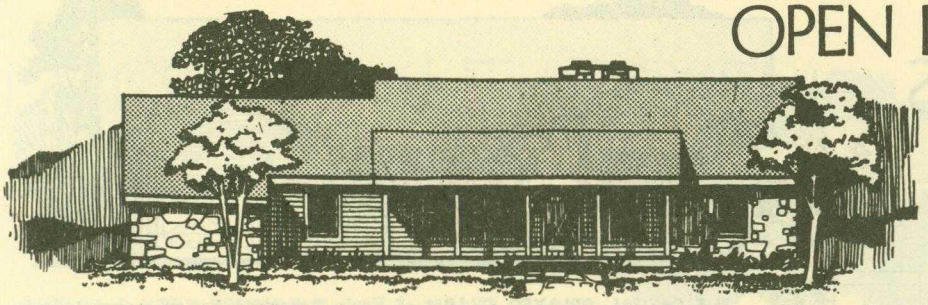
NPS 0966

By JOHN BLOODGOOD, A.I.A.
and TERRY LEONARD

home design. 7035-1 JB
modernizing plan 7035-2 JB

OPEN PLAN FEATURED

In Home That Stars A Unique Hobby Center

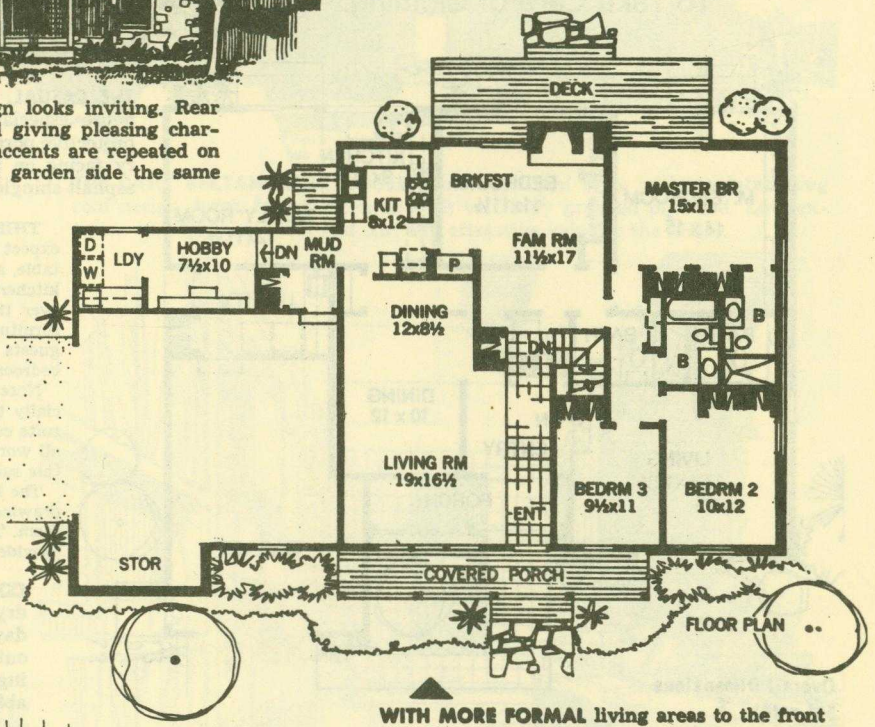


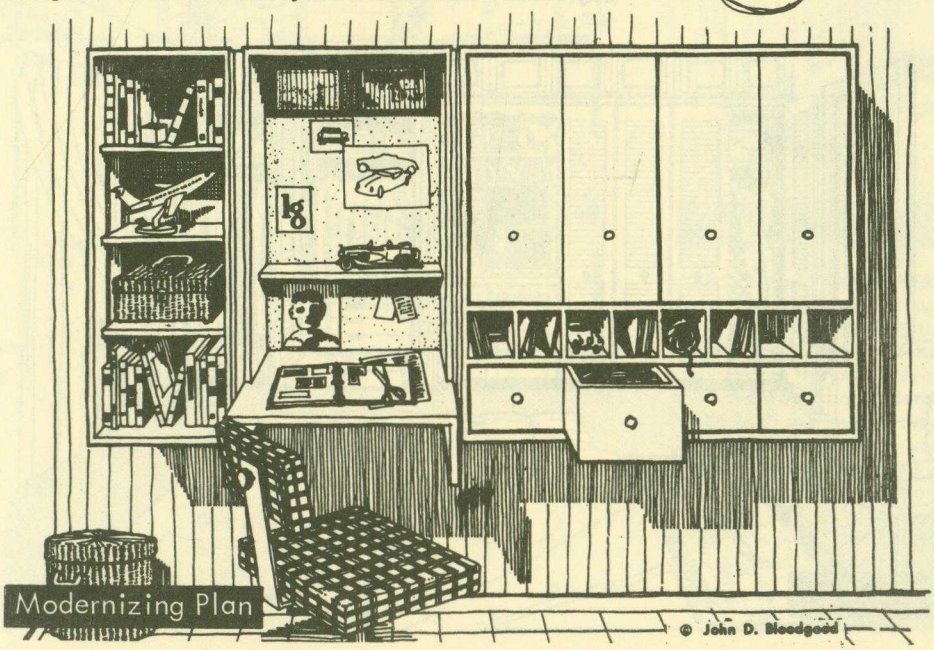
THE WELL-PROPORTIONED simplicity of this design looks inviting. Rear and side elevations are simply but nicely designed giving pleasing character to all four sides of this home. Stone veneer accents are repeated on rear wall and chimney to give the rear patio and garden side the same staunch character as the front.

THIS ALMOST SQUARE HOUSE will help stretch your building dollars by enclosing the most square footage with the least perimeter. The garage hobby wing and the front porch relieve the 38′ by 40′ basic plan of a too-boxy appearance. Note the effective use of stone veneer to give further variety to the front facade. The rest of the house is simply sided with 6″ lap siding and trimmed with rough sawn redwood. To enhance the rustic design effect, you might stain rather than paint the exterior. Wood shingle roofing or asphalt shingles in a wood-look design would complete the informal, natural character.

Inside, the main house area has 1,520 hard working square feet. Note that long enclosed halls are kept to a minimum. The front entrance is paved with slate to define its function, yet its openness adds visually to the living room area. At the rear, family room and breakfast space is divided from the kitchen by just a cooking island to keep counter clutter hidden without boxing in the spaces. Basement stairwell is divided from family room by openwork wood grille, making your use of the lower level seem more like a continuation of upstairs living space. Privacy door is at bottom of stairs.

Behind the garage, 180 square feet of finished area provides a very usable bonus to the rest of the house. Here, the coat closet defines the family-mud entrance; the hobby center has built-in work and storage space for messy model making and/or household repairs; the closeable laundry has work sink and cabinets.





WITH MORE FORMAL living areas to the front and the informal living areas to the rear, this plan has space-expanding openness rather than a succession of too small, too boxy rooms. Activities are adequately divided, but space flows all together for large group entertaining.

Overall Dimensions
64′ x 43′-6″
LIVING AREA
1,520 sq. ft.

HOME IMPROVEMENT FEATURE: Hobby supplies and household maintenance and repair gadgetry are hard to keep in order until you have a chance to build a storage and work wall like this. You might build it in your house in the mud room, basement, attic, child's bedroom, in the garage, or wherever your hobby and project work is done.

The open shelves at left keep in-work supplies, handyman books and projects at hand. Closed cabinets at right store miscellaneous supplies on adjustable shelves. Below are open bins and drawers for tools, plans, etc. The center section has a 26″ wide work surface and rear corkboard pin-up wall. The entire construction, 8′ long x 4′ high, is plywood for easy do-it-yourselfing.

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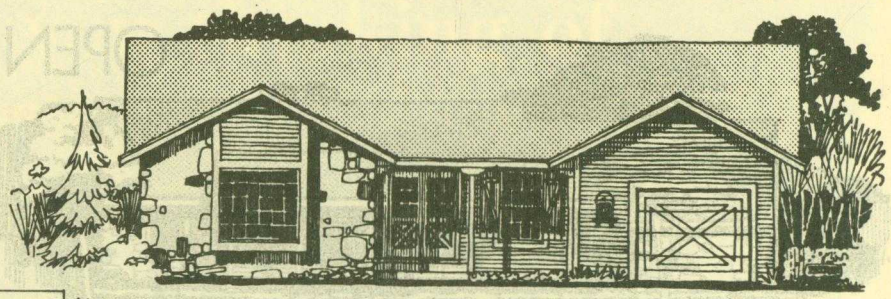
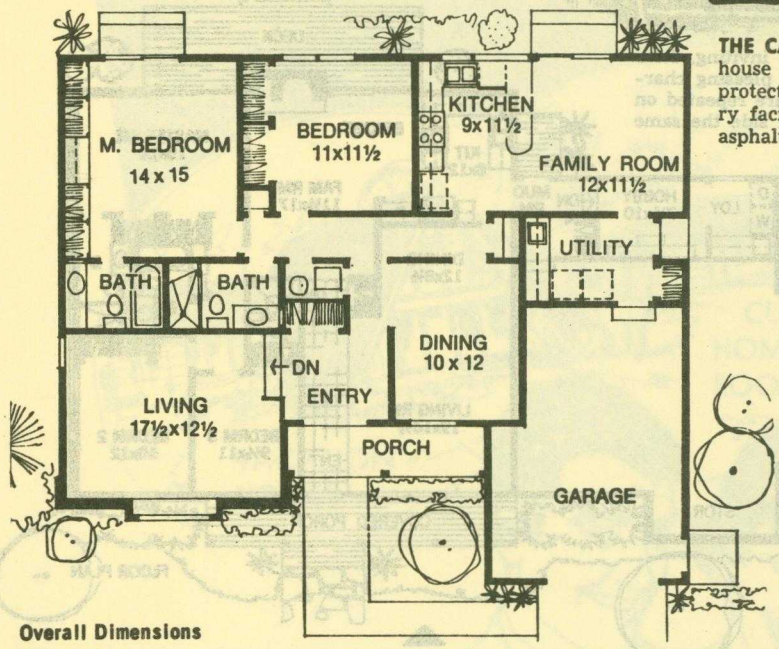
PLUS FEATURES

Including Storage Wall To Take Care of Clothing





Overall Dimensions
50' x 40'
LIVING AREA
1,390 sq. ft.

THE CASUAL, RELAXED CHARM of Early American design makes today's house especially appealing. Note the double entrance doors under the protective porch. Lap siding of wood or hardwood is combined with masonry facing on the living room, either brick or stone as shown. Textured asphalt shingles are recommended for the roofing.

THIS TWO-BEDROOM HOME provides the gracious living you would expect in a larger house. The family area is large enough for a breakfast table, a chair or two, TV, ironing. It shares the patio view and, with the kitchen, enjoys access to the garden. The formal areas of the house look over the front yard. The living room has good "dead-end" space for furniture and, with its sunken floor, seems extra spacious. You and your guests can move about the house easily through the central hall to bedrooms, baths and family area without cross traffic.

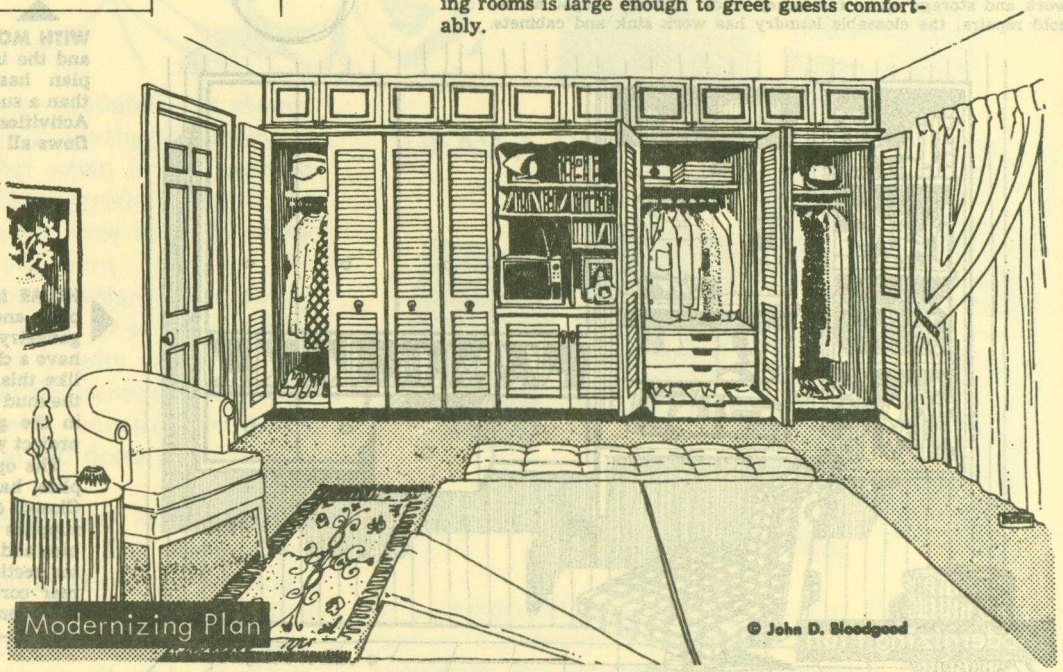
Note the generous storage facilities throughout the house, and especially the full detailed closet wall in the master bedroom. The master suite can be your private retreat for TV, reading, sewing or home office, all working around the storage wall. And, if you wish, you can expand this suite with a sliding glass door and outdoor private patio.

The house is shown for slab or crawl space construction. The working drawings also show an optional basement with a stair down in the utility room. The economical basic shape and roof are broken only in front to provide architectural interest and to highlight the entrance.

CONVENIENCE IS THE KEY to this plan. The laundry with storage cabinets and closet is the every day entrance to the family area from garage and outdoors. Entrance between formal living and dining rooms is large enough to greet guests comfortably.

HOME IMPROVEMENT FEATURE: A well planned wall of storage for your bedroom makes the room look larger because fewer pieces of storage furniture are necessary. Adequate hanging space is detailed for short and long clothing, drawer trays for folded shirts and lingerie, racks for shoes. Above, cabinets provide bonus storage for boxes of out-of-season clothing.

With floor space saved for a chair or two, the center of the cabinet wall is planned for books and TV, with storage below. You might use the counter as a desk with drawers below or as a sewing area with a pull-out tray for sewing machine stored below. The plan makes it easy to adapt this wall to lengths from 11 to 20 feet.



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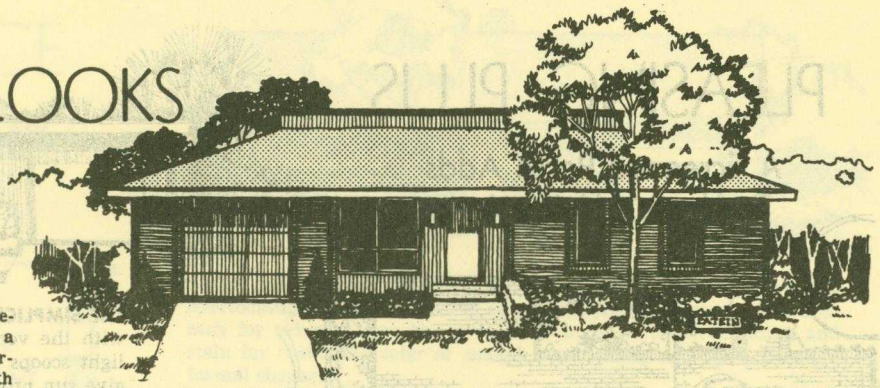
LARGER THAN IT LOOKS

Small Home Design Offers Maximum Living Comfort



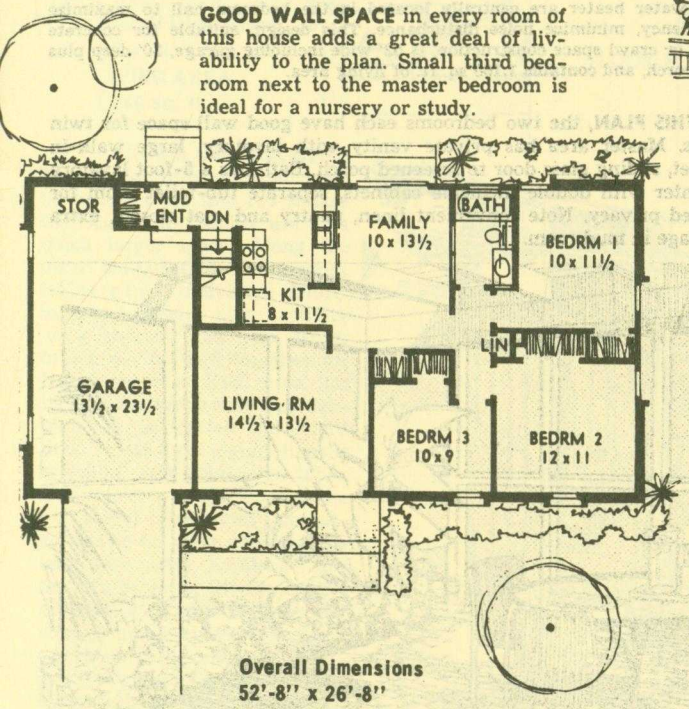
THE BASIC RECTANGULAR HOUSE gains important style with an interesting roof design, brick facing accented with vertically grooved plywood. Low exterior maintenance effort and cost add attractive value to the house.

THIS IS A VERY PRESUMPTUOUS small house. It presumes that a plan with just 988 square feet can function as a much larger house. And it presumes that it can be as importantly styled as a larger house, too! Live an imaginary day with our plan and see how well it works. Daydream the exterior on your lot and see how well it looks.

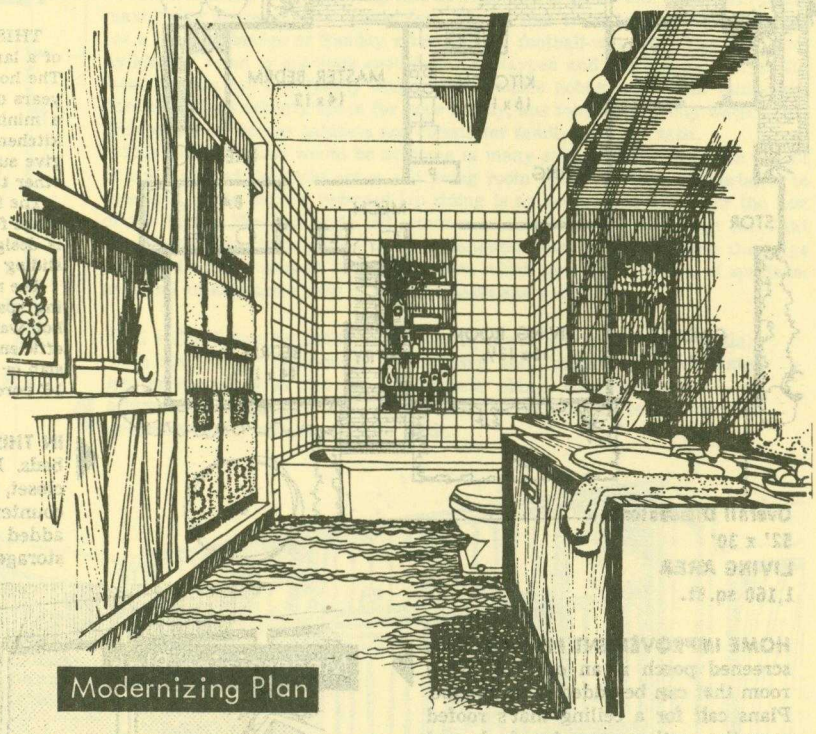
The front living room is squarish in shape to create a comfortable feeling of space. The room would be easy to furnish, with traffic along just one wall. Dining area at rear is large enough for a playpen, ironing board, or a rocker and TV, making this space a well-used family activity center. Kitchen is open to the family and dining area over the sink island cabinet so you won't feel boxed in with meal preparation chores, but a pass-thru counter blocks diner's view of messy counters. If you build a garage, a small mud entrance and closet can be incorporated as shown. Without the garage, the rear entrance moves to the top of the basement stair area.

Three pleasant bedrooms, good storage and a well-planned bath complete the house. It's an ideal plan for a young family just beginning new home ownership or for an older couple wanting a smaller, easier-to-maintain home.

GOOD WALL SPACE in every room of this house adds a great deal of livability to the plan. Small third bedroom next to the master bedroom is ideal for a nursery or study.



Overall Dimensions
52'-8" x 26'-8"
LIVING AREA
988 sq. ft.



Modernizing Plan

HOME IMPROVEMENT FEATURE: Even a standard 5 ft. x 8 ft. bath can be designed to have a glamorous look, provide adequate storage space for all of today's personal grooming aids and be practical and easy to care for. The detail planning is most important in this small area to properly select and align all materials, to provide interest without clutter, to create a feeling of luxury with a modest investment. Plans assure that your investment in labor and materials in the bath design will result in the finished product you desire without misinterpretations between yourself and your contractor.

To remodel this kind of a bath development in an existing home, we would suggest closing the window and using a ceiling skylight where possible. To maximize feeling of space, select ceramic tile the same color as your tub or use a Fiberglas tub-shower. Paint walls and cabinet frames to match, with color-stained cabinet doors to coordinate with an accent color lavatory.

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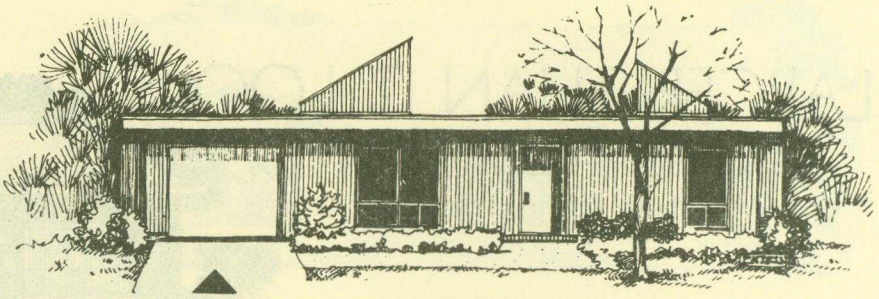
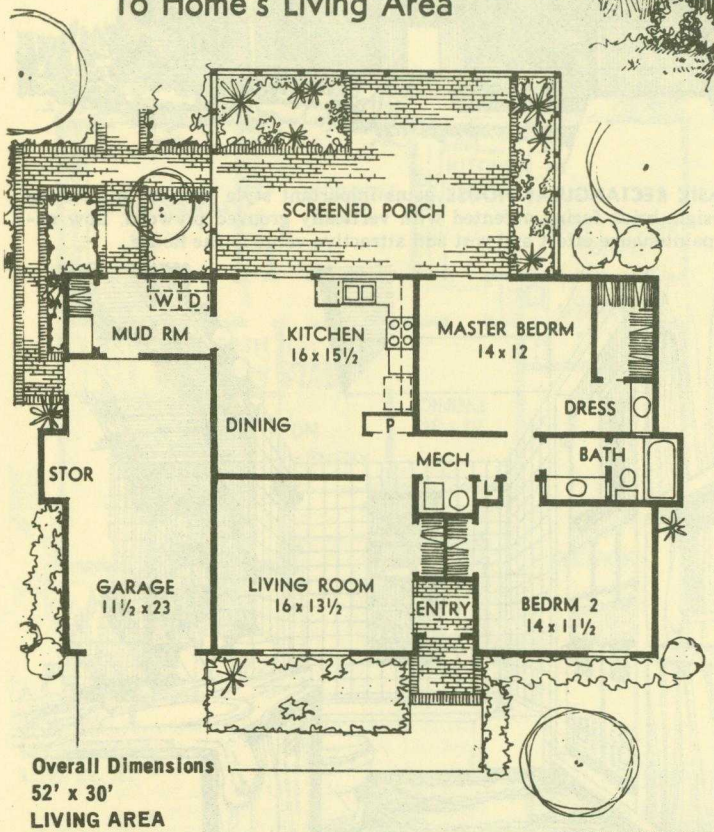
PLEASING PLUS

A Screened Porch Adds To Home's Living Area



THE SIMPLICITY OF THIS HOUSE is given inviting warmth and texture with the vertical plywood siding, importance and interest with the light scoops and recessed entrance. Overhangs extend all around to give sun protection to sash and walls, with bath and garage storage projections providing interesting side effects.



Overall Dimensions
52' x 30'
LIVING AREA
1,160 sq. ft.

THIS COMFORTABLY COMPACT two-bedroom home takes advantage of a large screened outdoor living room to expand its space at modest cost. The house is ideal for a couple beginning married life, enjoying the golden years or any age in between. Space inside flows easily and informally with a minimum number of steps from bedroom and bath to living room and kitchen. The clerestory light scoops that rise from the economical flat roof give sunlight and spacious height, one to the kitchen and dining room, the other to the bath.

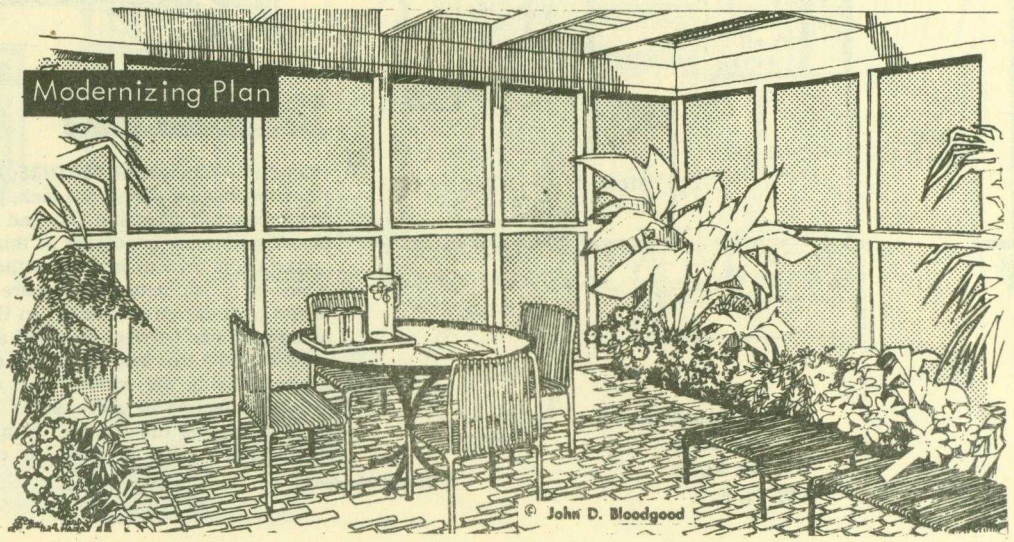
The tile- or brick-floored front entry leads to a living room with good wall space for furniture, traffic along one wall only. The kitchen and dining area is designed with an almost continuous rear wall of glass—a six-foot wide sliding glass door and a six-foot sliding window above the sink counter.

The mud room has washer and dryer, storage with both shelves and hanging space, access to rear yard and garage. Heating, air conditioning and hot water heater are centrally located in the bedroom hall to maximize efficiency, minimize noise disturbance. This design, suitable for concrete slab or crawl space construction, is 52' wide including garage, 30' deep plus 16' porch, and contains 1,160 sq. ft. of living area.

IN THIS PLAN, the two bedrooms each have good wall space for twin beds. Master area has private vanity with lavatory, large walk-in closet, sliding glass door to screened porch. Bath has a 5-foot lavatory counter with double medicine cabinets, separate tub-toilet room for added privacy. Note convenient linen, pantry and coat closets, extra storage in mud room.

HOME IMPROVEMENT FEATURE: This screened porch is an outdoor living room that can be added to any home. Plans call for a ceiling that's roofed over the seating areas for shade and protection, screened over the enclosed garden areas so they'll be self-watering. By building your garden right into part of the 16'x28' porch, you can really appreciate your greenery and blooms and enjoy taking care of them. Low level garden lighting gives soft illumination to the whole area at night.

If the ground slopes at your house's porch site, you can substitute decking for the paved sections, with your garden areas recessed at ground level. The deck framing would easily attach to our post roof supports.



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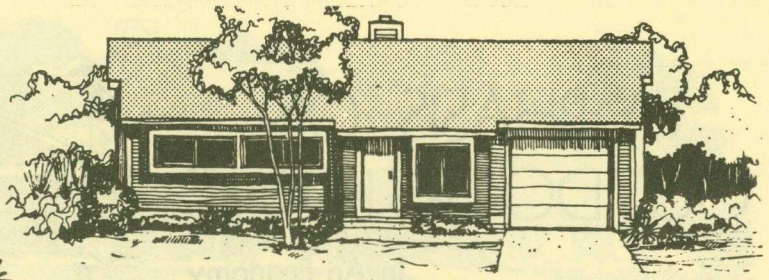
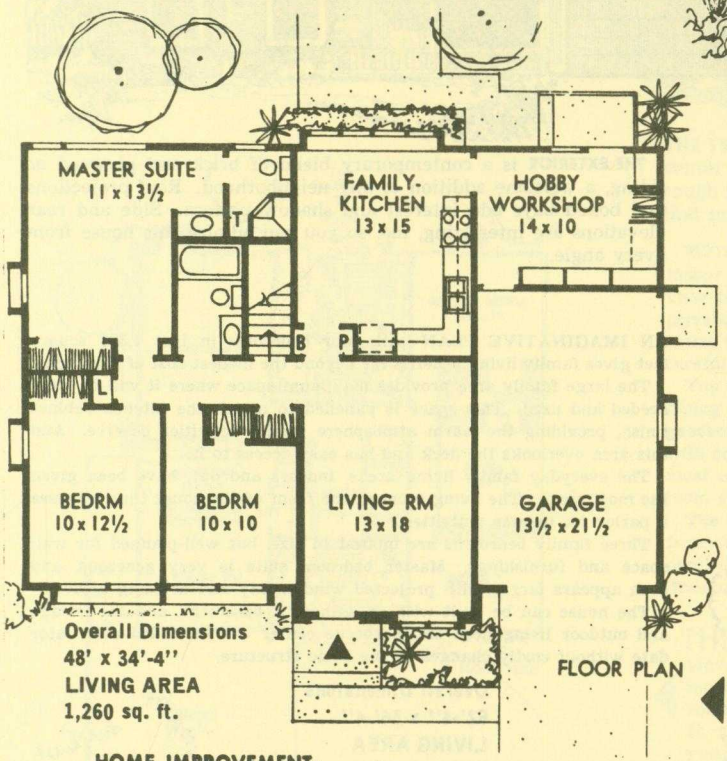
MAXI LIVING SPACE

In Plan That Utilizes Mini Square Feet



FAMILY ROOM AND MASTER BEDROOM have deep casement sash overlooking the more secluded rear yard; front bedrooms have high sash for privacy from the street. Use a rough textured siding and stain for rustic character or smooth sawn siding and paint for more formal character.



Overall Dimensions
48' x 34'-4"
LIVING AREA
1,260 sq. ft.

FLOOR PLAN

A TRIPLE LINEUP of living and activity rooms gives this 3-bedroom house maxi living space in mini square feet. The 18 foot living room is large enough for a table of bridge or Sunday afternoon TV football-watching. The rear family-kitchen room is spacious enough for a playpen and ironing, as well as for meal preparation and family dining. The flexible hobby mud room behind the garage, a third activity space for your family, has fold-down hobby work tables plus plenty of storage cabinets and closets for family paraphernalia.

This kind of house would be at home in many suburban locations. An accent of brick around the front entry and living room projection gives importance to this area, while narrow redwood lap siding is an economical finish for the rest of the house. The box-projected window areas add a special design feel that relieves the simplicity of the basic rectangular plan. Note especially the large projected window area in the family room, which provides a feeling of spaciousness and an expansive view to the rear patio and yard.

THIS HOUSE can be built on basement, crawl space or concrete slab, with stair space replacable by laundry and furnace and hot water heater elements as shown in alternate plans. Kitchen cabinets are augmented by pantry and broom cabinets. Master suite has its own dressing vanity alcove, shower bath.

HOME IMPROVEMENT: Today's carefully outfitted hobby center gives this 140 square foot room the flexible use of a much larger space. Along the inner wall, 3 fold-down work tables give individual family members their own activity work centers. The two center tables can be used together for larger projects. Each area has its own storage drawer and cabinets. A perforated hardboard lined recess for hanging utensils is behind each fold-down table. You might want to surface the two center tables with laminated plastic for clean projects, the end table with hardboard for messier projects. Closets on the adjacent wall have hanging and storage space above two drip-dry boot rack drawers. Whatever your family's hobbies, with these fully detailed plans each can do his own thing—furniture refinishing, model plane building, sewing, you name it.

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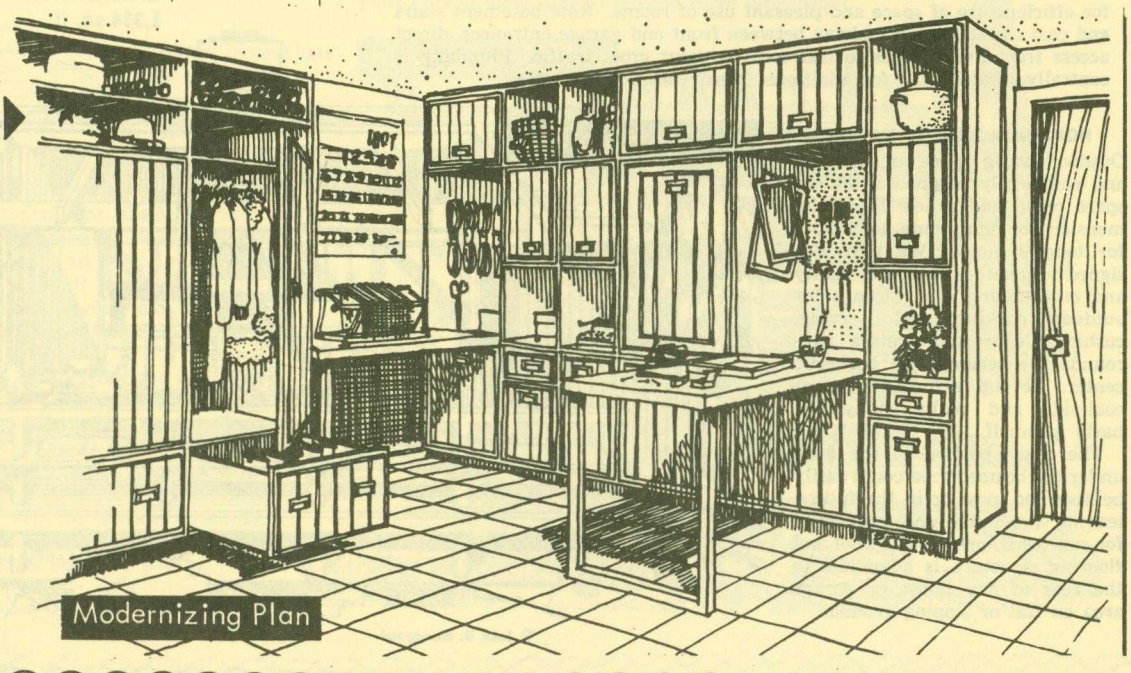

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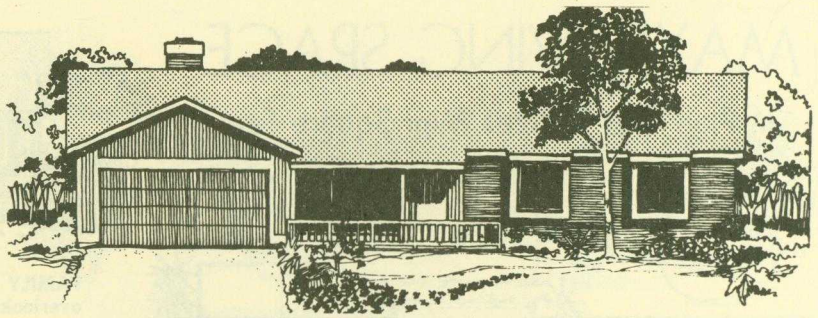
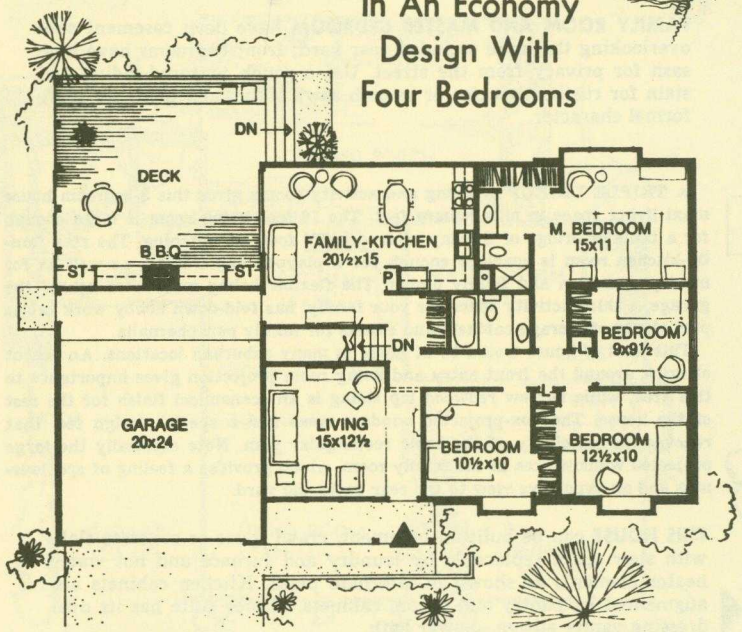
EMPHASIS ON OUTDOOR LIVING

In An Economy Design With Four Bedrooms



THE EXTERIOR is a contemporary blend of brick and plywood or siding, a welcome addition to any neighborhood. Roof projections and boxed bays add interest and shadow pattern. Side and rear elevations are interesting, too, so you can admire this house from every angle.



AN IMAGINATIVE PLAN with four bedrooms in just 1,334 square feet gives family living benefits far beyond the modest cost of this home.

The large family area provides maximum space where it will be most needed and used. This space is panelled to match the kitchen cabinet finish, providing the warm atmosphere family activities deserve. And this area overlooks the deck and has easy access to it.

The everyday family living areas, indoors and out, have been given the most space. The living room at the front of the house thus becomes a parlor for quieter activities.

Three family bedrooms are modest in size, but well-planned for wall space and furnishings. Master bedroom suite is very generous, and even appears larger with projected window bay and dressing alcove.

The house can be built with or without a basement, and the garage and outdoor living deck and barbecue center can be added at a later date without costly changes to the basic structure.

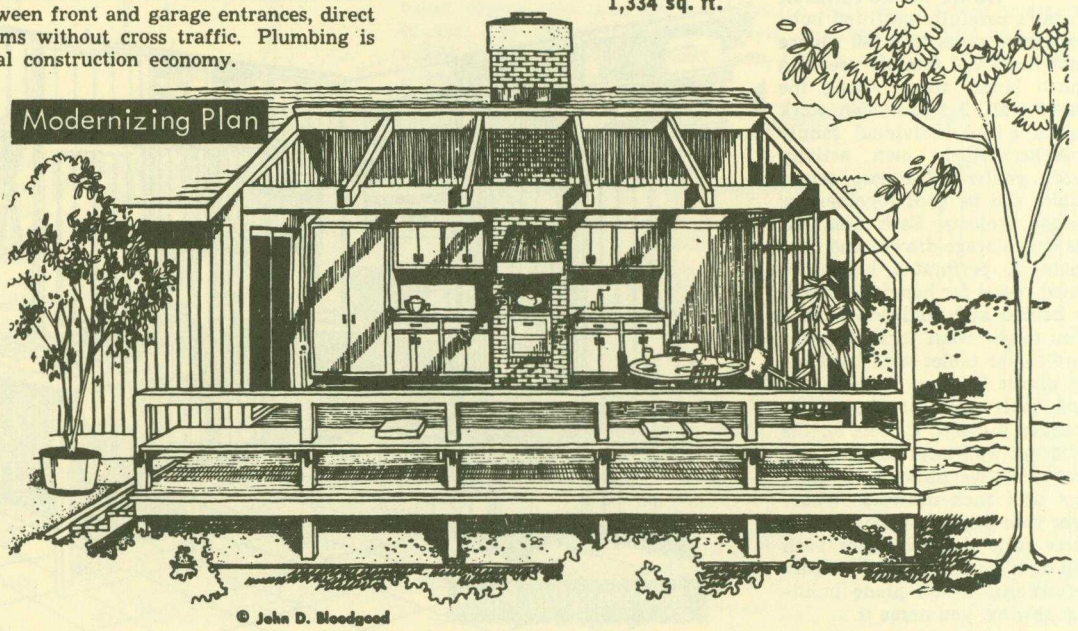
Overall Dimensions
62'-4" x 36'-4"
LIVING AREA
1,334 sq. ft.

EASY CIRCULATION as you can see here, is essential in a compact home for efficient use of space and pleasant use of rooms. Note basement stairs and coat closet located midway between front and garage entrances, direct access from living areas to bedrooms without cross traffic. Plumbing is centrally located, too, for additional construction economy.

HOME IMPROVEMENT FEATURE

Outdoor living space as carefully and completely planned as indoor space could add a new living dimension to your home as it does for today's house. We have designed a generous deck for family and entertaining use. Storage for outdoor cooking and serving, cushions, charcoal, etcetera surrounds the serving and barbecue center. Set up a buffet right at coal-side and really enjoy the party yourself.

The inner portion of the deck under the beamed area could easily be screened, now or in the future, leaving the outer end uncovered for sun worshippers. This roof and flooring structure is adaptable to the rear of any house or garage area on flat or sloping ground.



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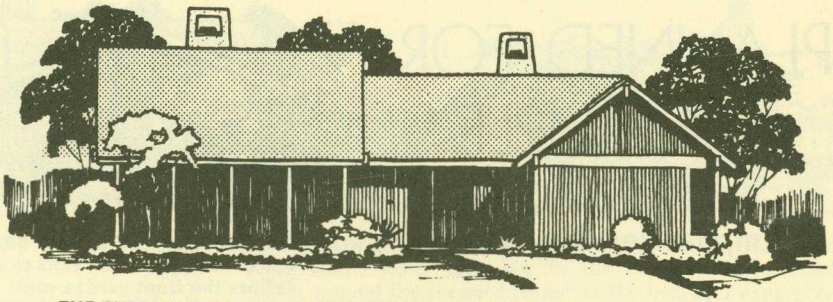
GARDEN VIEW

Emphasis Placed On Outdoor Features

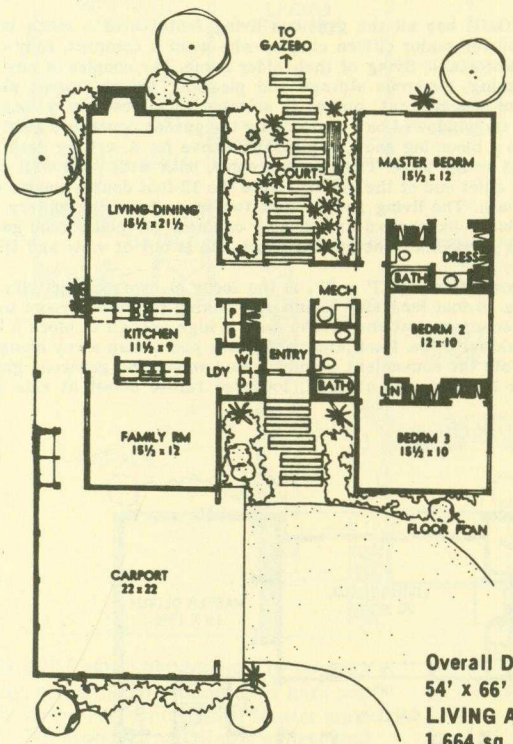


THE TWO PROJECTING GABLE WINGS of this house focus your attention to center entrance court garden and door. Textured plywood or plank siding, rough sawn trim and wood roof shingles give texture, pattern and character that make houses like this at home in today's neighborhoods.

THIS HOUSE is designed around its own garden views to make the most pleasant indoor and outdoor living on a typical suburban lot. Whether your property has a view to begin with or not, you'll have one when you are through with the plan's private outdoor garden, which focusses on the delightful gazebo at rear. Because the house wings buffer both garden entrance and outdoor living courts, you'll want to carefully judge plant colors, textures and mature sizes for an every season view.

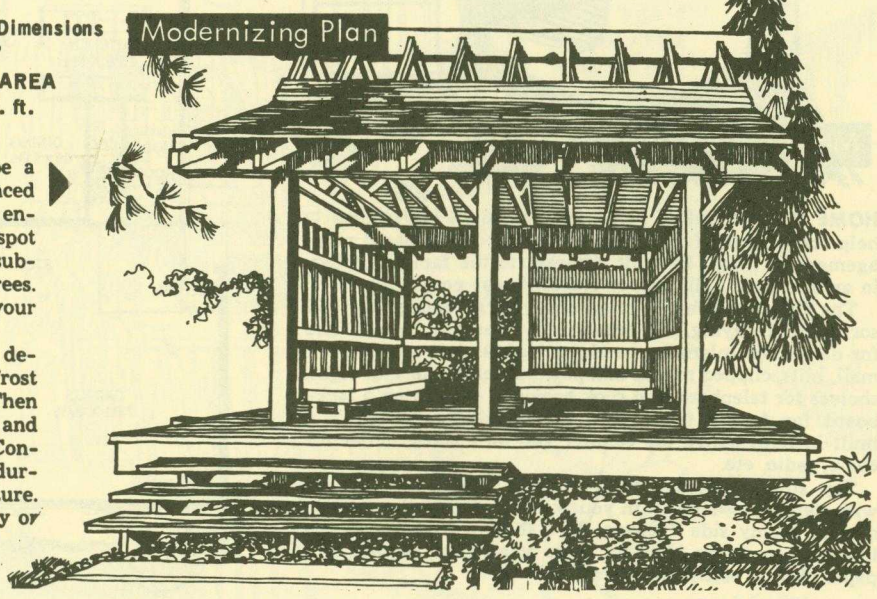
The house plan radiates from the garden view entrance gallery. Main living and dining area is at the rear where you can enjoy view and access to the garden and gazebo. Kitchen and family room open to a side children's play and service yard, with covered access from the carport. Laundry and large pantry are where they are most convenient to the activity areas. Master bedroom suite with private dressing room and bath is in quiet end of bedroom wing. Family bedrooms adjoin hall bath.

The plan is shown for concrete slab construction. If you plan a basement, the furnace-water heater area (mech) becomes the coat closet; stairway and revised pantry replace the laundry-storage area shown. Both plans are shown on working drawings to suit your particular construction requirements.



Overall Dimensions
54' x 66'
LIVING AREA
1,664 sq. ft.

THIS PLAN seems larger than its true size because garden views visually extend the indoor spaces. Entrance gallery is more like a garden room, with just a minimum of hall to bedroom-bath area. House has 1,664 sq. ft. of living area and is 54 ft. wide x 66 ft. deep, including carport. Locate the gazebo as your lot and view suggest beyond these dimensions.



HOME IMPROVEMENT FEATURE: A gazebo can be a delightful focus for your garden. The shaded, fenced deck area is a cool and intimate place to relax and enjoy your yard and plantings. It can be a lovely spot under your favorite shade tree or it can provide substance and shade for your yard if you have no trees. For a sloping yard, it offers a flat seating area for your outdoor activities.

The structure is simple to build from the fully detailed plan. Six post holes should be dug to below frost depth, then filled with concrete for a firm footing. Then the floor joists are railed over support beams, posts and roof trusses erected, screen walls nailed in place. Construction grade redwood would be an economical, durable and handsome wood for the entire structure. Bleaching oil stain will turn it a natural silver gray or it may be stained to match your house or trim.

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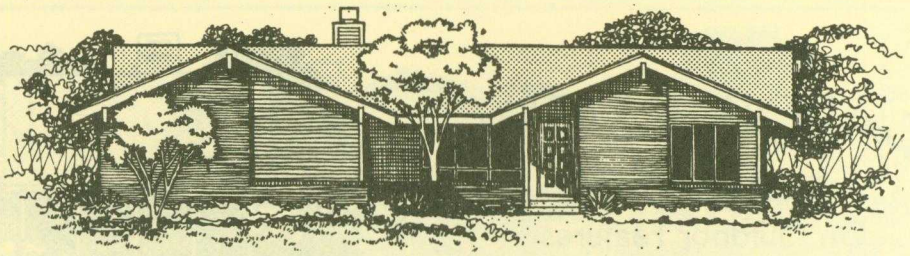
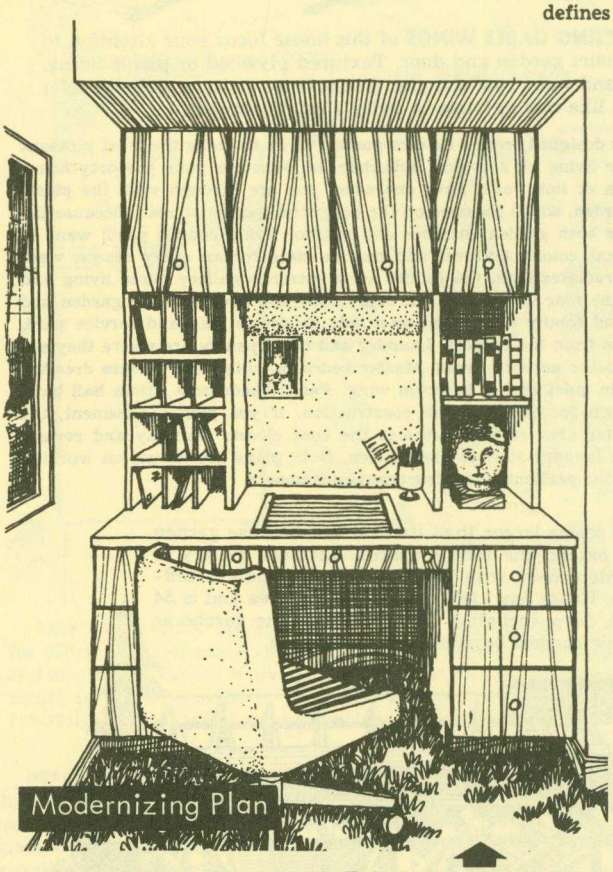
PLANNED FOR A COUPLE

This Compact Design Emphasizes Easy Care



A PLEASANTLY INFORMAL BALANCE of brick and lap siding gives this house a relaxed ambience that suits so many of today's neighborhoods. The low brick wall defines the front garden court. The entrance is under the covered walk at right.



HOME IMPROVEMENT FEATURE: This desk is designed to help organize the family V.P. in charge of household management. It might be built adjacent to the family kitchen, in an oversized hall, den, or enclosed rear porch.

The five-foot long counter top is large enough for bill sorting and paying, for organizing taxes and records and for daily meal-planning headquarters. At left are slots for mail, bills, clipped menus and patterns, club notes; at right, shelves for telephone and cook books; in the center, a tackboard for family to-do lists, phone messages. There's a built-in light above the counter and an electric outlet for clock, radio, etc.

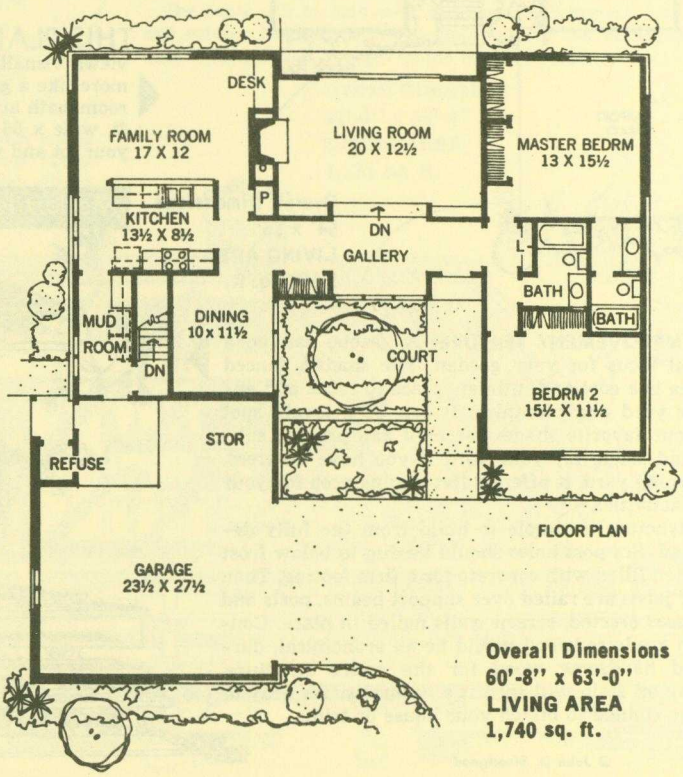
Top storage cabinet has two long shelves for stuffing with items that don't fit in your kitchen. Below the counter are six roomy side drawers. Two shallow drawers at the kneehole space are ideal for those small keys, pencils, and paper clips so easily and often lost.

© John D. Bloodgood

THIS TWO-BEDROOM HOME has all the gracious living features of a much larger house. It is an ideal transition for senior citizen couples who want a compact, easy-care scheme without losing the comfortable living of their older home. For couples of any age, it provides good traffic planning, generous storage and pleasant, private rooms plus a comfortable neighborliness of design that makes it suitable to almost every location.

The entrance gallery, with its windowed bay overlooking the garden court, is a good spot for green-thumbers to put on a blooming show, a pleasant alcove for a writing desk or a special place for a gossip and bridge table. The two bedrooms, both with good wall space for king-size beds, are at the quiet end of the gallery. Note the 12-foot double master closets, the divided vanity and bath. The living room, down two steps from the gallery, is a room of character with double book shelves and display cabinets, fireplace, rear garden view and access. Dining room overlooks front garden court and is out of view and traffic when not in use.

The large family kitchen area, totaling 17′ x 21′, is the focus of everyday activity and relaxation. The kitchen has a 10-foot long sink island overlooking the family room so the cook can participate in conversations, yet the divider wall is high enough to block a view of dirty dishes from the breakfast table. Desk and pantry are just a step away along the back of the fireplace wall. Note the convenient laundry-mud room; the generous garage storage that allows room for two cars and storage; louvered refuse closet at side door.



FLOOR PLAN

Overall Dimensions
60′-8″ x 63′-0″
LIVING AREA
1,740 sq. ft.

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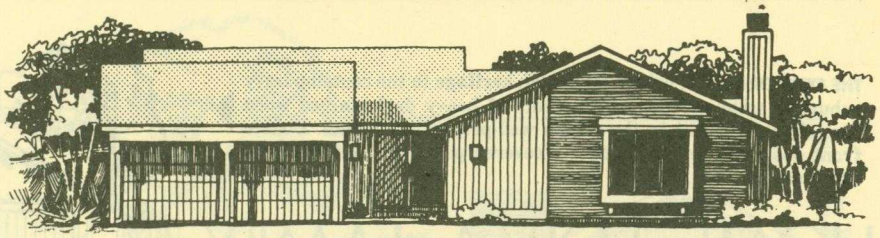
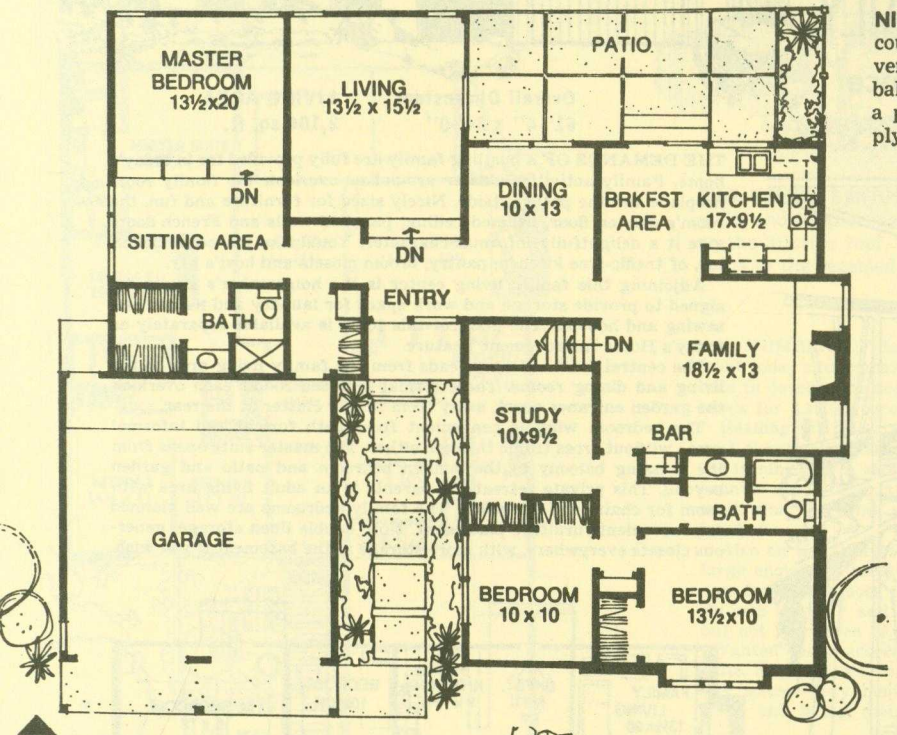
A LOT OF HOUSE

And It's All 'Contained In 1,880 Square Feet





NIGHT LIGHTING would add a special sparkle to the garden court which leads your eye to the main entrance. Brick veneer around the forward corner of the bedroom wing gives balance to the plywood covered garage doors set back under a protective roof. Remainder of house is vertically grooved plywood or board on board siding.

A FOUR-BEDROOM HOUSE in less than 2,000 square feet needs careful planning to make it work comfortably. This is the kind of home that fits family life like an old shoe. Thus, no space is wasted on long halls, overly large living rooms, isolated dining rooms.

Here, the family garage entrance and the guest entrance both utilize the front hall with large storage closet. The easy-care slate floor continues into the dining gallery, making for a handsome first impression.

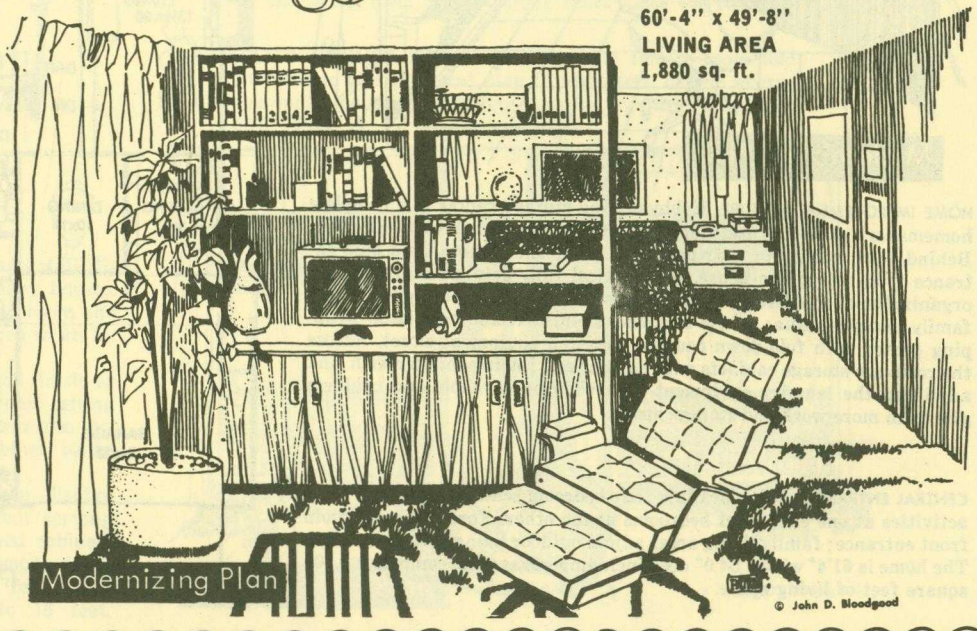
The master suite is at left, a complete oasis from family commotion in the rest of the house. Living room, actually a quiet parlor, enjoys rear garden view, patio access. Dining gallery, attractively open for passing enjoyment, is great for games or family project space too. Family activities concentrate in the right wing, with garden-oriented kitchen and breakfast rooms, fireplace-oriented family room, three rooms and bath for bedrooms and/or study.

If your lot allows a walk-out basement, turn the patio shown into a deck to rear. The basement stair would be especially convenient to lower level game room.

Overall Dimensions
60'-4" x 49'-8"
LIVING AREA
1,880 sq. ft.

THREE CHILDRENS' BEDROOMS, or two and a study, are grouped around their bath and family living and dining area. Master suite is quietly beyond formal dining gallery and living room. Garage and guest entrances both adjoin coat closet. The house provides 1,880 square feet of living space.

HOME IMPROVEMENT FEATURE: This master suite in an overall space 14 feet x 28 feet gives a living area for parents' private enjoyment. On the quiet side of the house, household noises are further isolated by the large walk-in closet, vanity area and bath. The sitting area is a library, TV retreat, home office, sewing center or what have you. The bedroom beyond may be as open or closed from the sitting area as you choose — we've shown half open and half closed cabinets. On the bedroom side, the step down allows for blanket drawers below the cabinets. This wing would be an easy addition at the end or rear of a ranch house. Or it could add a first floor master suite behind a two-story house.



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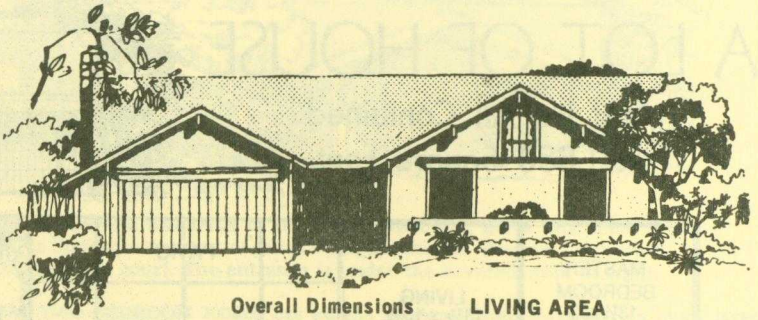
THE EXTERIOR DESIGN brings a Spanish heritage to the contemporary suburban scene. Stucco with accents of heavy dark-stained wood give classic interest to the simple well-proportioned lines. Double front doors are set back under a covered porch in the welcoming entry court.

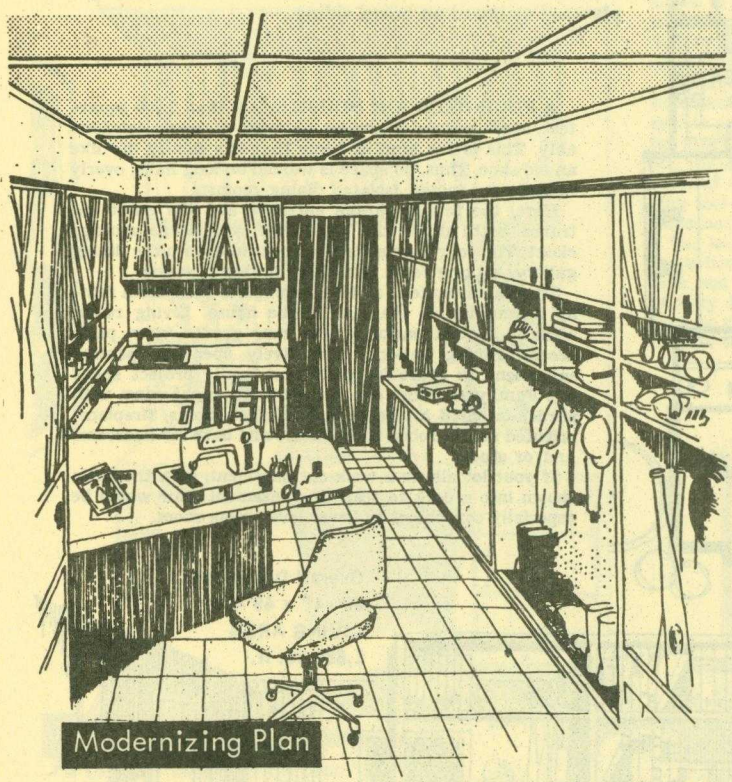


HOME FOR A FAMILY

Emphasizes Comfort And Convenience

Overall Dimensions 61'-4" x 54'-0"

LIVING AREA 2,104 sq. ft.



HOME IMPROVEMENT FEATURE: Hobby-sewing-storage center is a complete homemaker's studio as useful in your present house as in today's design. Behind your garage, in your basement or, as shown here, as a mud entrance from garage to house, its practical fully-detailed design works organizational wonders. The complete wall of storage is designed for all family paraphernalia: sports equipment bin, coat and boot rack, wrapping center with fold-down counter, cleaning equipment closet. Across the room are storage cabinets with hamper and folding counter with sink adjoining the laundry equipment. A sewing-hobby table and cabinets give both more work and storage space.

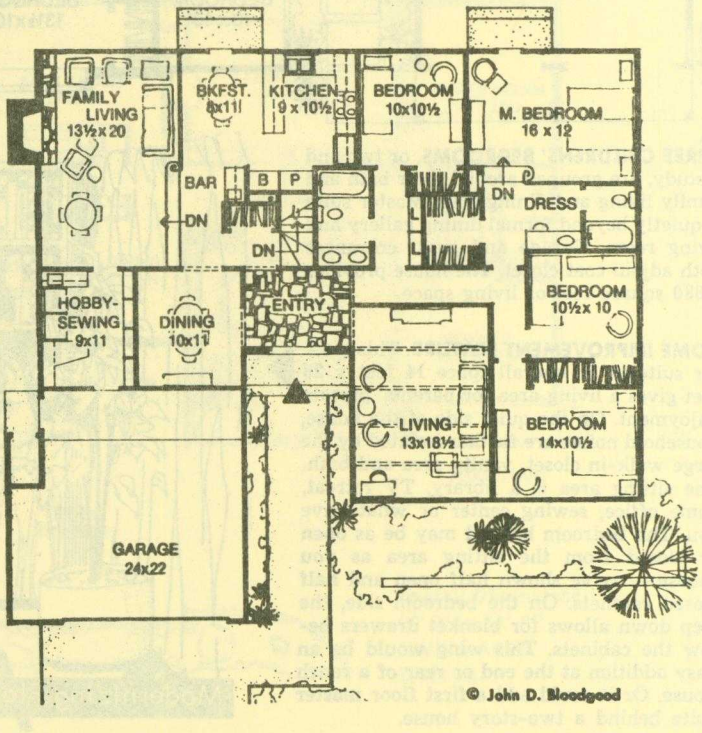
CENTRAL ENTRANCE HALL zones this four bedroom scheme with busy noisy activities at one end, quiet bedrooms at the other. Formal areas adjoin front entrance; family living areas adjoin outdoor living area at the rear. The home is 61'4" wide x 54'0" deep including garage and comprises 2,104 square feet of living space.

THE DEMANDS OF a bustling family are fully provided for in today's home. Family activities cluster around or overlook the family room fireplace and the patio outside. Nicely sized for furniture and fun, the room's sunken floor, beamed ceiling, panelled walls and French doors give it a delightfully informal character. You'll like the convenience, too, of traffic-free kitchen, pantry, broom closets and host's bar.

Adjoining this family living center is the homemaker's studio designed to provide storage and work space for laundry and necessities, sewing and hobbies. The plan for this room is available separately as today's Home Improvement Feature.

The central front entrance leads from the family living area to the living and dining rooms. These formal secluded rooms each overlook the garden entrance court, away from family clutter at the rear.

The bedroom wing is convenient from both formal and informal areas without cross traffic through either. The master suite opens from the dressing balcony to the sunken bedroom and patio and garden beyond. This private retreat for parents is an adult living area with room for chairs and television. The family bedrooms are well planned for convenient furniture placement. Note double linen storage, generous closets everywhere, with more storage in the basement if you wish.



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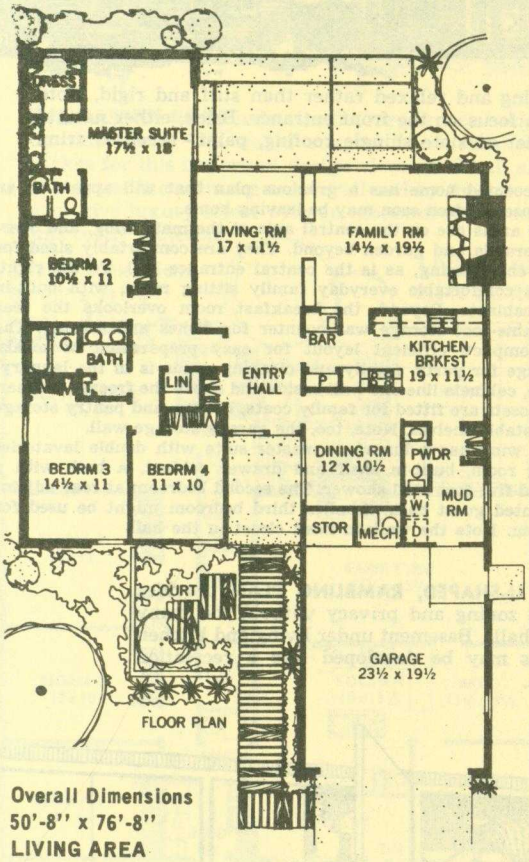
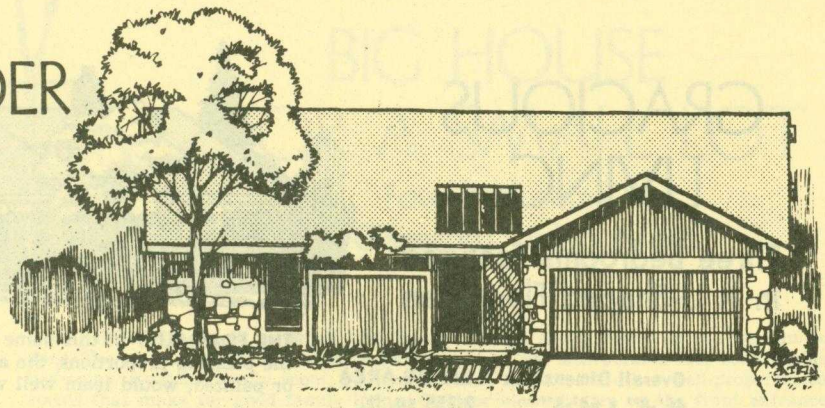
DESIGNED TO ORDER

A House With All The Features On Women's "Most Wanted" List



FLOOR PLAN

Overall Dimensions
50'-8" x 76'-8"
LIVING AREA
2,130 sq. ft.



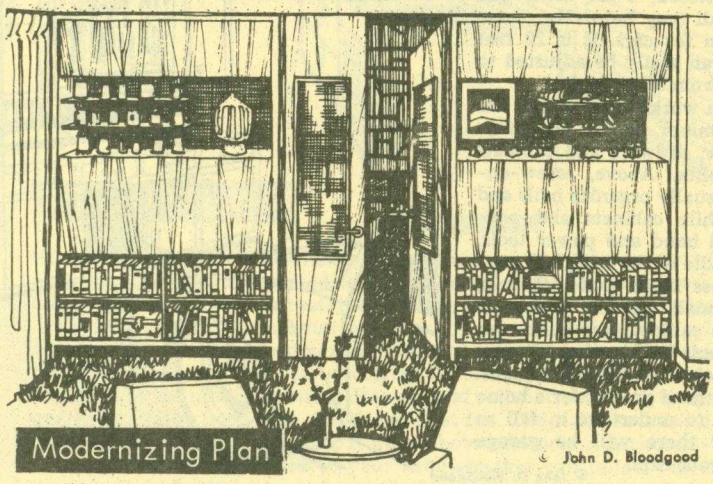
THIS DESIGN BRINGS natural materials back to suburbia, with stone veneered walls and fireplace, rough sawn redwood trim and plywood siding, cedar shingles on the massive roof. The fenced entry court provides pleasant, third dimensional focus to the recessed entry.

A NUMBER OF housing forums have been held across the country to determine what today's homemakers most want in a new home. We've used these "Most Wanted" lists to develop the design of today's house. See how it fits your own family's living needs for 2,130 square feet. All it asks of you is a lot at least 65 feet wide.

Heading the "Wanted" list is a good family entrance-mud room, with easy access to coat closet and lavatory. The laundry is where it's wanted, nearby, with enough room for ironing and a serving table or a freezer. The kitchen has, as it should, good work counter space, adequate storage cabinets and a pantry. For entertaining, a separate small sink and drink preparation area is, even though a luxury, a desired added attraction.

Also on the "Wanted" list: Good circulation in the house, requiring an entrance hall large enough to greet guests; private bath locations; well-zoned bedrooms; easy access from front door to living room, from family entrance to kitchen and family room. To help keep TV and appliance noises within the sanity level, the family room is near but not wide open to the kitchen. And, for good weather outdoor living, there is the "Wanted" easy access to the patio from the family room. The master bedroom is a suite retreat from the rest of the house. And, of course, the plan includes the storage space every homemaker wants, including a storage room divider between family room and living room plus generous closet space everywhere.

VAULTED CEILINGS in the entry and the family room add excitement to this practical plan. And closets, closets everywhere make your householding easy to organize. The home is 50'8"x76'8".



Modernizing Plan

© John D. Bloodgood

HOME IMPROVEMENT FEATURE: This storage wall divides and conquers, and is adaptable for many houses. Think how useful it would be between family room and living room, or dividing living and dining area in an L-shaped setup, or separating a living room.

Cabinetwork can be a beautiful stained wood finish, as shown, for a contemporary house. In a traditional setting paint and mold to match more formal woodwork. An appliqué of grass cloth on doors and cabinet backs gives pleasant, soft texture.

The side shown has book cases and open display shelves. On the other side there is a 5-foot serving counter, a glass-doored display cabinet, closed cabinets for records, games or dish storage plus good stereo speaker space at top. The total length, 14½ feet, could be shortened to 11 feet or lengthened to 16 feet.

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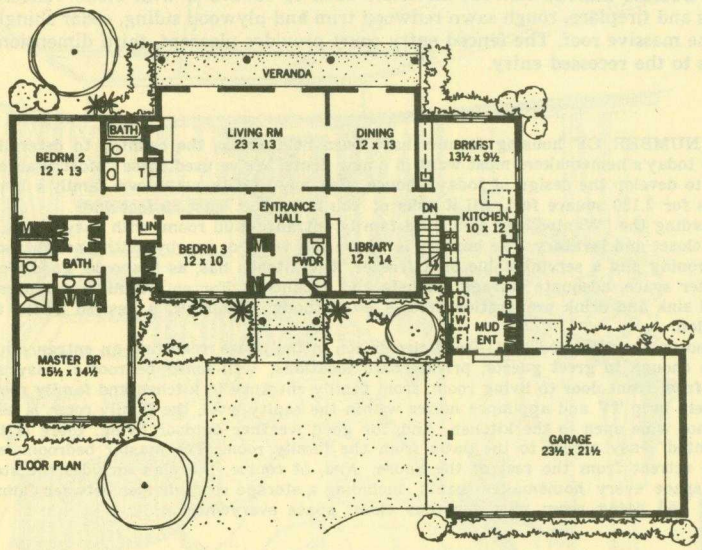
GRACIOUS LIVING

Three Bedrooms Featured In A U-Shaped Floor Plan

THE FORMALITY of this home is inviting and relaxed rather than stiff and rigid. Note the pleasing proportions, the attention focus on the front entrance. Brick, either natural or painted, would team well with cedar or slate shingle roofing, paint - accented trim.

Overall Dimensions 46'-8" x 64'-8"

LIVING AREA 2,155 sq. ft.



THIS French-accented home has a gracious plan that will appeal to an older couple whose children soon may be leaving home.

Formal living areas are on the central axis of the main wing, and overlook the rear veranda and garden beyond. They are comfortably sized for family use and entertaining, as is the central entrance hall. To the right, the library is a comfortable everyday family sitting room, with built-in book and TV cabinets. Beyond, the breakfast room overlooks the rear garden, has a nine-foot storage wall-counter for dishes and serving. The kitchen is a compact, efficient layout for easy preparation of meals.

Further storage for party, family and cleaning needs is in the laundry-mud room. Here, cabinets line one wall beside and above the freezer, washer, dryer; double closets are fitted for family coats, brooms and pantry storage with deep, adjustable shelves. Note, too, the garage storage wall.

The bedroom wing has a luxurious master suite with double lavatories in the dressing room, built-in shelf and drawer cabinet, a bath with a separate tub and five-foot stall shower. The second bedroom at rear adjoins the compartmented guest bath. Smaller third bedroom might be used for study-guest room. Note the walk-in linen closet in the hall.

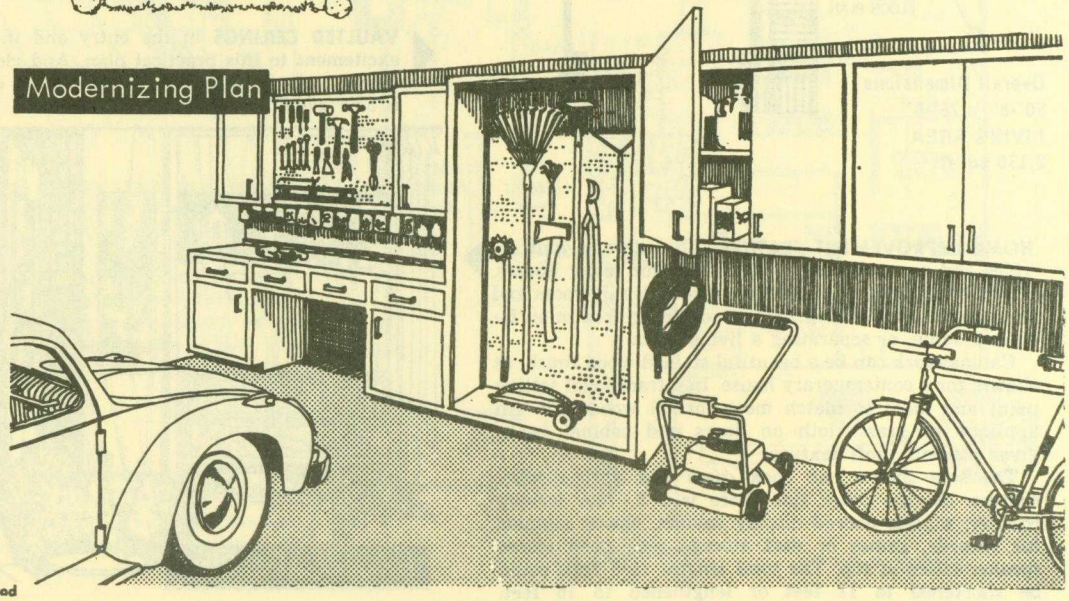
THIS U-SHAPED, RAMBLING PLAN provides great zoning and privacy without too many long halls. Basement under living and kitchen wings may be developed into a recreation room.

HOME IMPROVEMENT FEATURE: *If* your garage has started to look like a cluttered, 2-car attic, this storage wall may help clear some room again for cars. It is 22 feet long, but can easily be adjusted to fit spaces from 18 to 24 feet.

At left, a workbencn surface has space for minor repairs and projects. Below, drawers and cabinets store supplies. Above, screw-on-cap jars visually organize nails and screws, while cabinets and pegboard hold hand and power tools. In the middle of the unit, tall pegboard recess holds rakes, shovels, brooms, small garden tools. At right, high cabinets are built over storage recess for bicycles, mowers, other wheeled garden equipment.

This is a good project for a home handyman to undertake in fall so by winter there will be garage space for your cars.

© John D. Bloodgood



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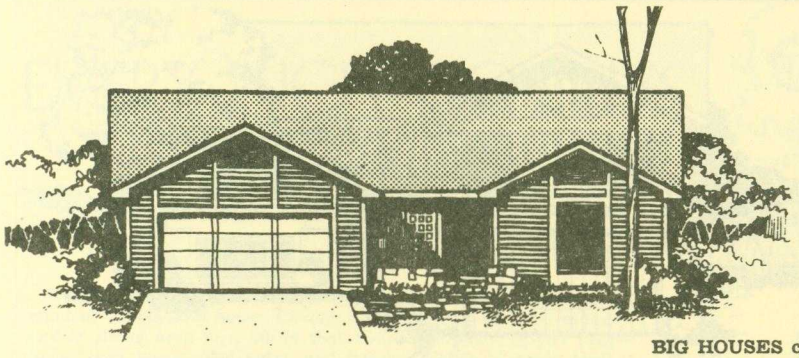
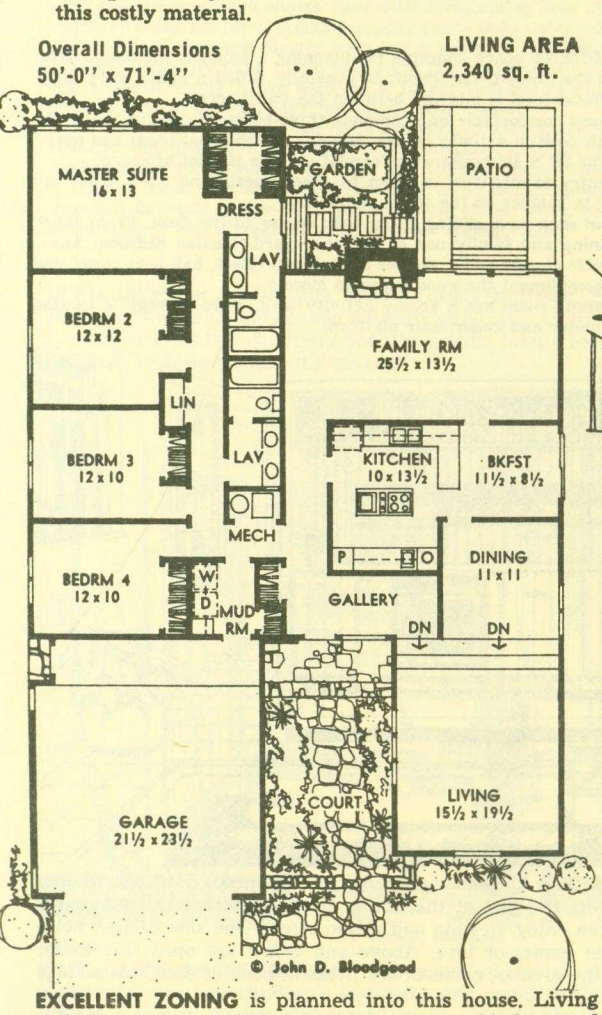


BIG HOUSE FOR A SMALL LOT

Four Bedrooms Plus Generous Living Areas

THE MASSIVE ROOF indicates the large space enclosed by this home. We would suggest hand split cedar shakes for this important design element. Small areas of stone at the entrance court wall and by the entrance door give luxury effect with an economical amount of this costly material.

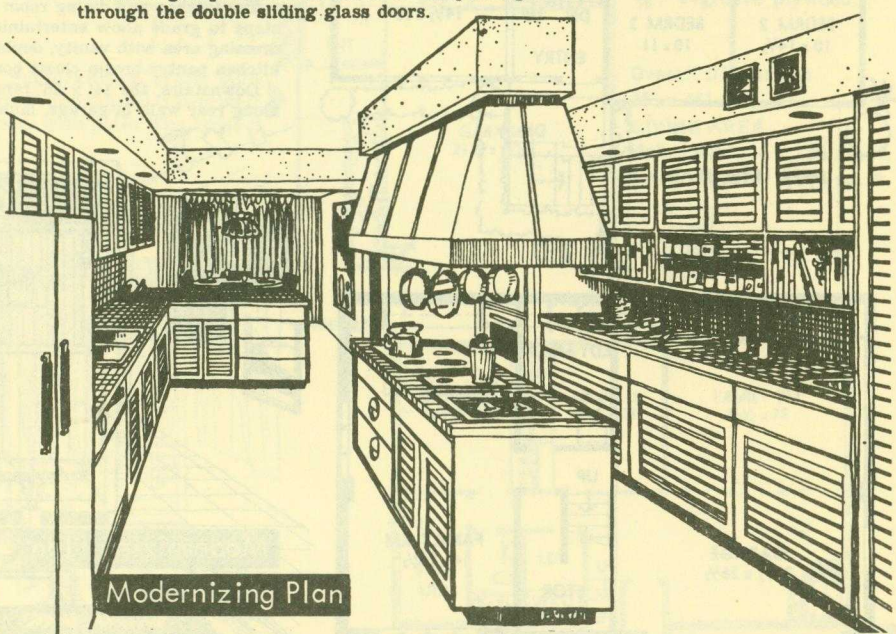


EXCELLENT ZONING is planned into this house. Living and dining areas adjoin entrance gallery; kitchen and family room have good access to rear patio; master bedroom suite is very quiet and even has its own private, fenced sunning garden. The home, which comprises 2,340 sq. ft., is 50′ wide x 71′4″ deep, including garage.

BIG HOUSES can fit on small lots. Today's design shows how well the job can be done. The plan is just 50 feet wide, including garage, yet incorporates four comfortable bedrooms, spacious family room, gourmet kitchen and all the other well-proportioned rooms that make for good family living. Outdoor views center on the front entrance court, private master bedroom garden and the rear patio.

The entrance gallery gives good access to all parts of the house without using any room as a corridor. Family entrance from garage leads in through laundry-mud room, with quick access to kitchen, children's rooms, bathroom. Bedrooms are arranged along a quiet side corridor with master suite at the end for best noise separation from the living areas. Children's rooms are across the hall from their compartmented bath.

Formal and informal living and dining areas are planned around the especially well outfitted gourmet kitchen. The kitchen has three activity work centers so that several family members can share the creative process of special meals. For tasting the results, you have a choice of the adjacent breakfast room, pleasantly cheerful with light from the sliding glass door, or the dining room overlooking the sunken living room beyond. Informal everyday living will make good use of the spacious family room, with conversation group focused on the stone fireplace, games and music overlooking the patio through the double sliding glass doors.



HOME IMPROVEMENT FEATURE: This is the kind of kitchen gourmet dreams are made of. The plan is designed to allow several family chefs to work together to create anything from the best-yet hot dogs to a really lavish dinner.

The refrigerator, dishwasher and sink are on one wall, giving a 13-foot work counter "L" for basic food preparation and later clean up. The chopping block topped center island can be used from all sides, with the cook top at one end, barbecue at the other, warming drawers and roll-out tray shelves for pots below, overhead a large hood with double exhaust fan. The right wall has double ovens, a 6-foot counter with bar sink, storage above and below, a cabinet-type pantry.

The plan is fully detailed so your cabinetmaker can follow our cabinet style, hood and counter lighting design and adapt the cabinet dimensions to the kitchen space in your home.

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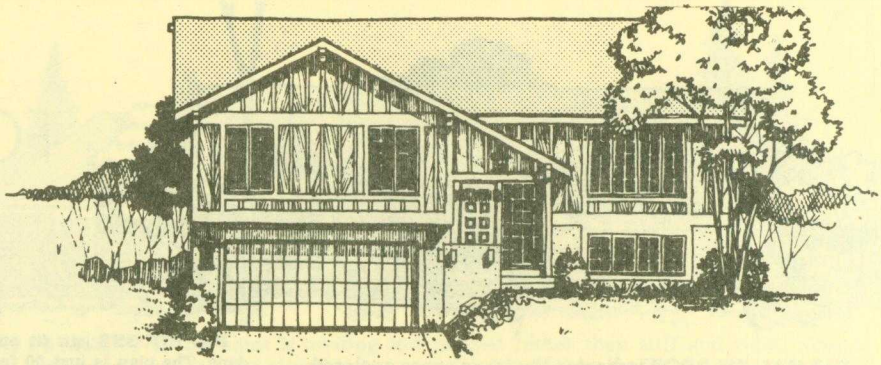
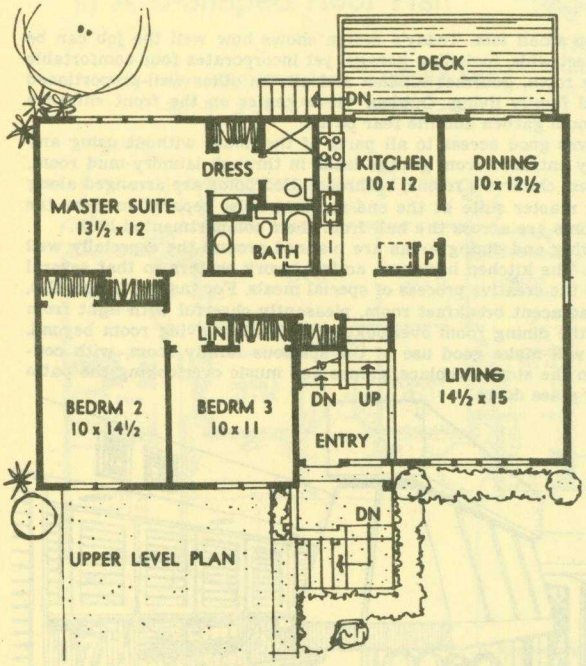
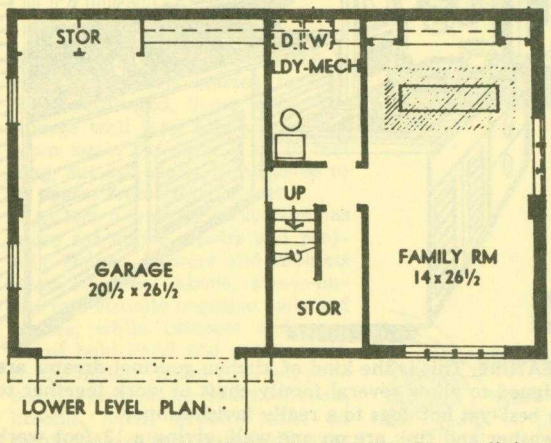
ROOM FOR EVERYTHING

In Home Designed To Meet Special Storage Needs



PLYWOOD SIDING and applied battens with fitted trim give textured interest to this simple house. Upper level roof is carried down in a long gable to give cover to the entrance. Concrete block foundation walls are plastered, then painted to compliment the stained siding above.





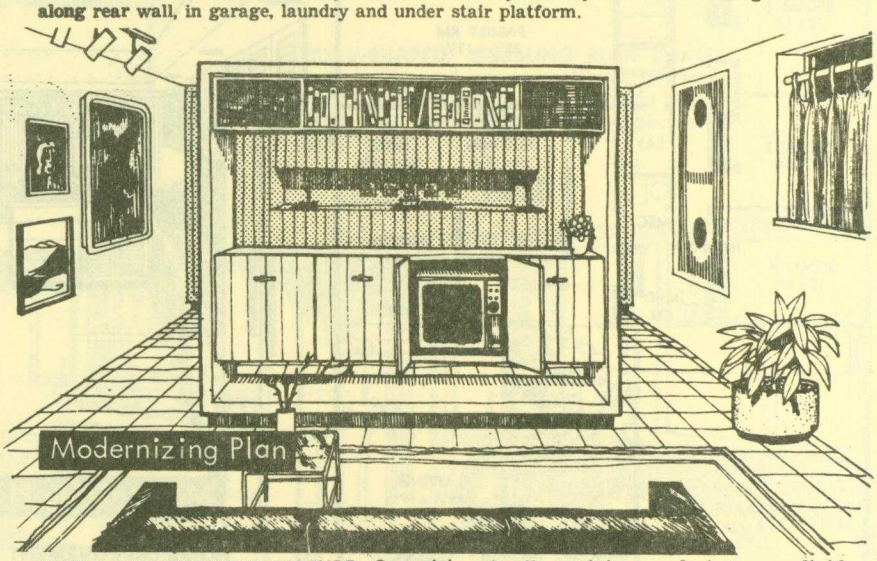
ONE OF THE MOST EFFICIENT space concepts for planning a house is the double-level scheme set one half level into the ground. The result is generally called a split-entry plan, since the main entrance at ground level is midway between the two floors.

Today's design provides a very comfortable and complete three-bedroom plan on the upper level; a large family room with built-in activity center, laundry-mechanical room and over-sized garage on lower level. For 28' x 40' house with foundation, this is a lot of space.

Note the generous 6' x 7' entry at mid-level, a room to greet guests and show them upstairs or down without having to balance on the stairs yourself.

The kitchen and dining room each have sliding glass door access to the deck. From there, steps to grade allow entertaining and family use of the rear yard. Master bedroom has a dressing area with vanity, double closets and a shower bath. Linen closet, hall coat closet and kitchen pantry-broom closet compliment the good bedroom closets.

Downstairs, the 14' x 26' family room has a roomy activity wall. More storage is located along rear wall, in garage, laundry and under stair platform.



HOME IMPROVEMENT FEATURE: Organizing family activity needs into one divider storage wall takes a load off the rest of the house. Here, television and music are placed so the whole room can enjoy viewing and stereo effect. One side cabinet holds records and tapes, the other games or toys. Above and below are open shelves for books and display. Behind the divider, cabinets are fitted in back of each side storage area for party supplies.

The divider counter is ideal for serving snacks and buffet suppers. You may want to include a two-burner cook top or small bar refrigerator to make this unit serve your needs exactly. The plans make it easy to build this unit in your own home to separate the family room from the kitchen, to divide an overly long recreation room, to use wherever you need to get family activities organized.

THIS IS A PLAN designed for fun, with the pleasant living areas upstairs for formal occasions, the deck for outdoor living, the large family room downstairs. No extra steps

Overall Dimensions
40' x 28'

LIVING AREA
Main Level – 1,275 sq. ft.
Lower Level – 330 sq. ft.

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IMPORTANT BLUEPRINT ORDERING INFORMATION

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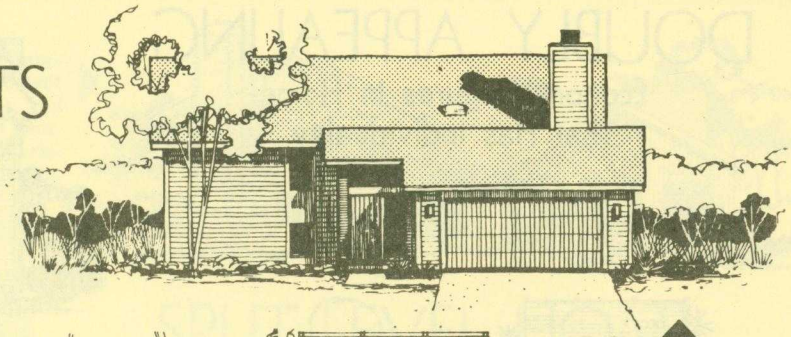
EVERY INCH COUNTS

To Create Family Comfort And Maximum Convenience

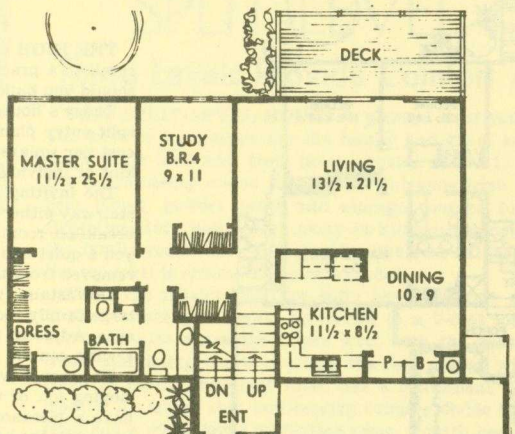


EVERY BUILDING DOLLAR counts for usable space in this efficient double-level house. Careful planning provides 2,330 square feet of living area in a 26x44 foot house perimeter, if you fully finish both levels. The entry and garage are on a grade level, halfway between upper and lower living floors. If your lot slopes 4 or 5 feet down to the rear, you would have direct rear grade access from the lower level family room. If your lot is flat, we have detailed a sunken patio to provide light and access to the family room.

Upstairs, living room shares view with deck; dining area shares space with kitchen for pleasant everyday meals and easy expansion for holiday gatherings. Master suite has a generous dressing area and private vanity with a thru bath from the powder room, allowing adjacent study to be used as a fourth bedroom. Skylights provide light to kitchen, bath, master dressing areas.

On the lower level, two bedrooms are divided with an activity-storage wall. The family room has a prefabricated fireplace in the corner, space for games beyond the low storage divider cabinet.

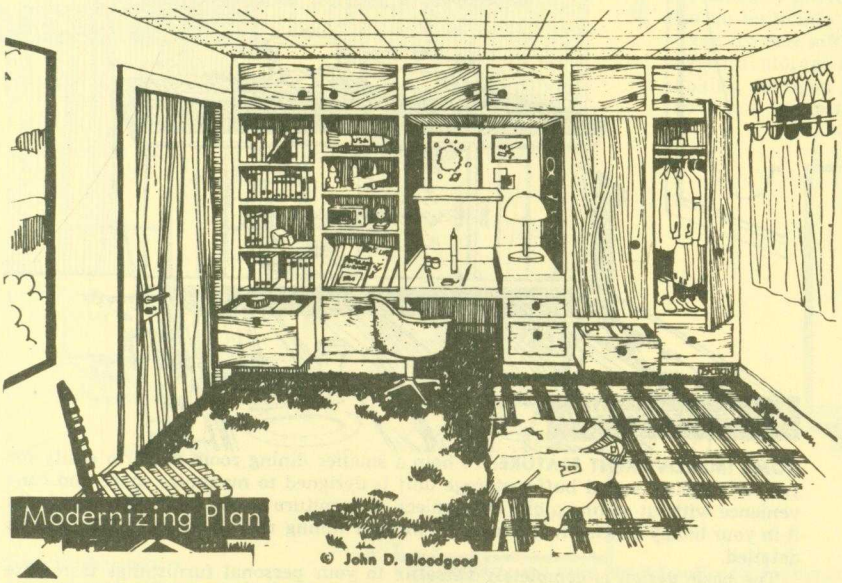
With so much floor space used for living, large storage areas are provided at points of use—7 ft. pantry-broom closet; 11 ft. master suite closet, towel storage in bath, bedroom storage walls.

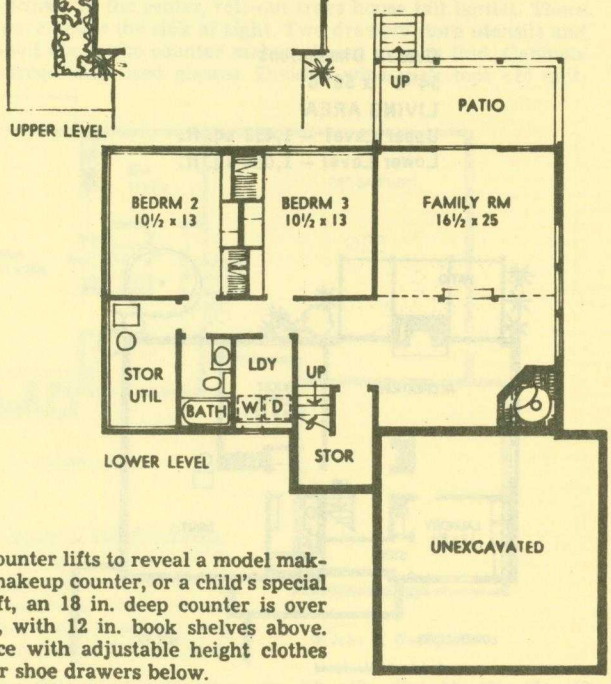


THIS DOUBLE-LEVEL house, often called a split entry plan, is visually tied to its site with the grade level entrance and garage. The long pitch of the roof softens the story and one half massing of the house itself. Rough sawn 1"x6" drop siding is complimented by rough sawn plywood panels at sash areas and brick at entrance. Garage door size is minimized by covering it with matching ⅜" V-groove plywood.

UPPER LEVEL has master suite, adjacent study/bedroom, living/kitchen areas. Mid-level entrance from garage and outdoors separates childrens' and adults' traffic well. Lower level has two children's bedrooms, bath, family room with patio. The home is 48′ wide x 48′ deep including garage.

Overall Dimensions
48′ x 48′
LIVING AREA
Main Level – 1,186 sq. ft.
Lower Level – 1,144 sq. ft.





HOME IMPROVEMENT FEATURE: Storage wall of hardwood plywood serves two children's bedrooms and could easily replace a typical clothes closet wall in an existing house. It is 3′6" deep x 13′0" long, and flexible for lengths of from 9 ft to 16 ft. The center desk section has a backwall of corkboard, side walls of chalkboard-painted hardboard. One section of the desk counter lifts to reveal a model making and storage area, or makeup counter, or a child's special interest collection. At left, an 18 in. deep counter is over deep toy or clothes bins, with 12 in. book shelves above. At right is hanging space with adjustable height clothes pole and shelf, clothing or shoe drawers below.

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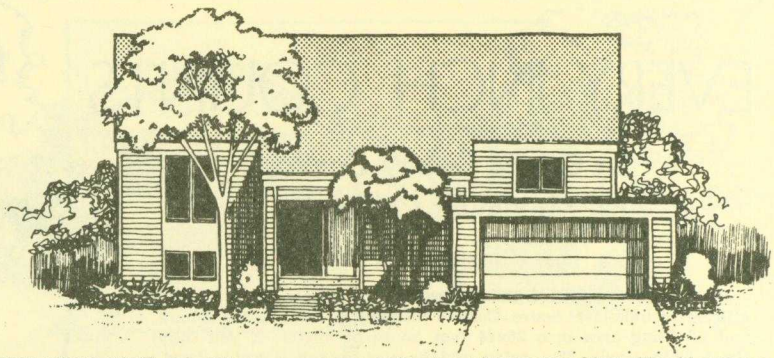
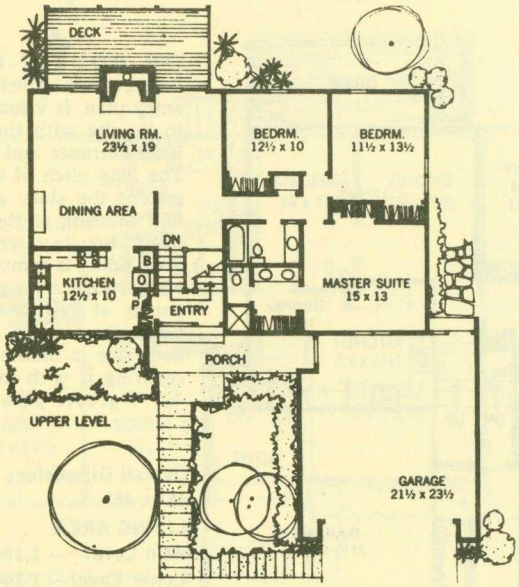
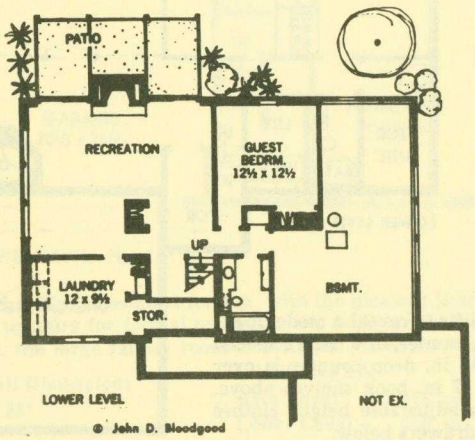
DOUBLY APPEALING

Economy Figures In Home That Has Individuality





Overall Dimensions
54'-8" x 56'-0"
LIVING AREA
Upper Level – 1,453 sq. ft.
Lower Level – 1,000 sq. ft.



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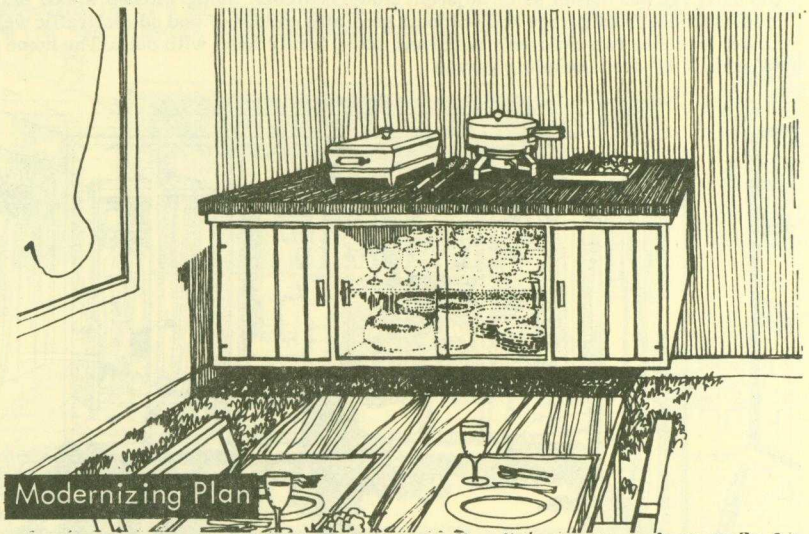
THE HIGH COST of building a new home today is a planning problem. Should you succumb to a practical scheme that gives the most living space for your building dollar, or should you build a home that has interest, individuality and character?

Today's house is designed to give you the benefit of both economy and interest. It is a split-entry plan that provides double levels of living at absolutely minimum construction cost per square foot. And it is a house that has a pleasant, with-it character that gives a hint of individuality.

The inviting entry provides a spacious welcome and is an invitation to the sweeping stairway either up or down. The top level has a complete living scheme with front kitchen-breakfast room to give you an active view of your neighborhood, rear living room to give you a quiet and relaxing view of your garden. The three bedrooms on this level are quietly removed from the activity areas. The two baths add privacy and convenience.

Downstairs, you have the bonus spaces that make the split-entry plan economical — a large family room with space for television-watching, teen-age dancing, pool table, whatever. Adjacent fourth bedroom and bath can be used as an at-home office, guest room or sewing center.

This house would orient with the garage door at street side, as shown, for a down-hill sloping lot, or with garage door facing the side for a side sloping lot. Either way, you'll have a pleasant relationship to your lot with the deck above, terrace below, garage connected to the house via the covered walkway-porch.



Modernizing Plan

HOME IMPROVEMENT FEATURE: To help a smaller dining room perform easily for you, this lightly scaled buffet-storage unit is designed to maximize space and convenience without adding a big, bulky piece of furniture to the room. You can build it in your hobby basement and install it in your dining room with wall fasteners as detailed.

The basic design is completely versatile to your personal furnishings taste. Use birch plywood with applied moldings, a marble top, and stain it for a traditional feeling. Use rough textured planks, slate top, and it can be antiqued for a casual character. Or build it of cabinet grade plywood, smooth finished, with a Formica top for contemporary simplicity. Any way you choose, the fully detailed plan will help you have an error-free well-proportioned result.

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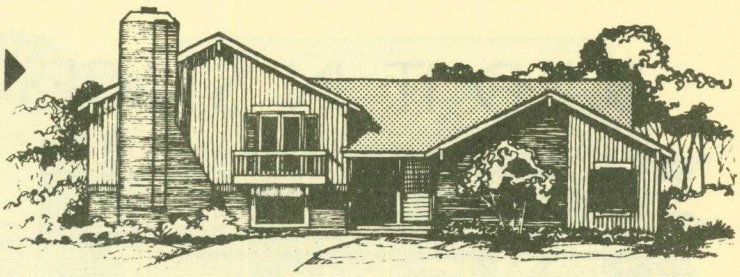
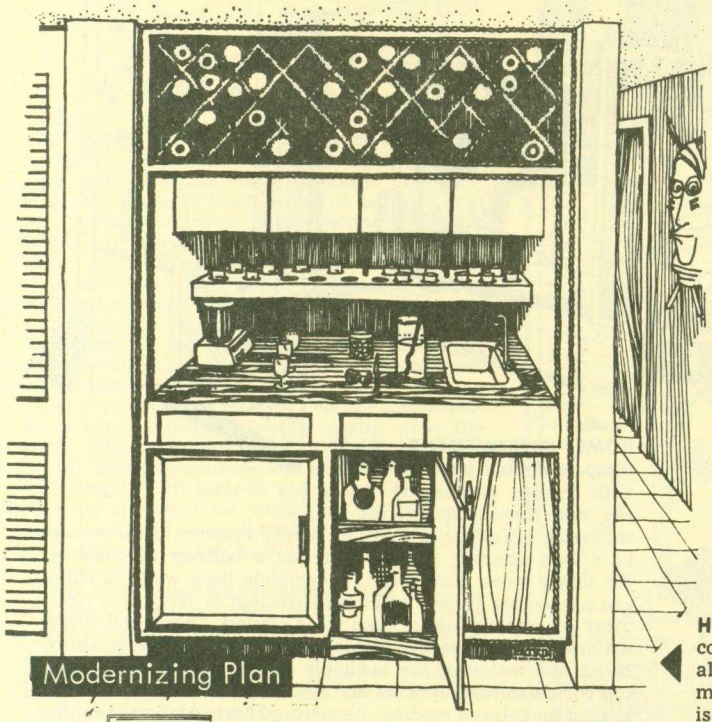
THE INFORMALITY of the split level plan is expressed in a casual mixture of materials and decorative elements in this design. Important chimney balances the bedroom balcony. Central entrance door and large welcoming sidelight focus attention and traffic to the front door. The garage wing, projecting forward from the house, makes a parking and turn-around court seem an integral part of the whole design.





Modernizing Plan

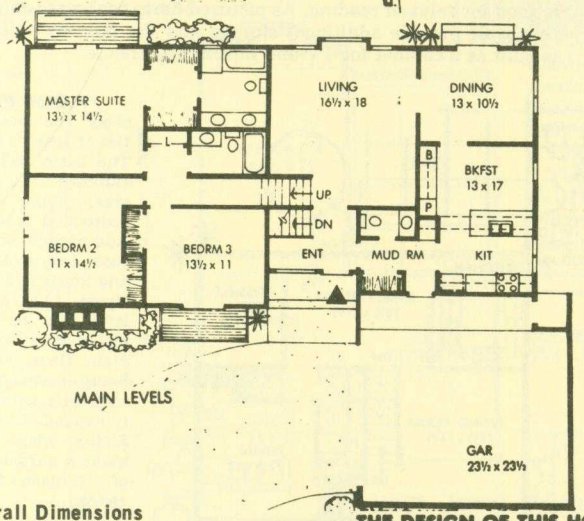
SPLIT-LEVEL HOME

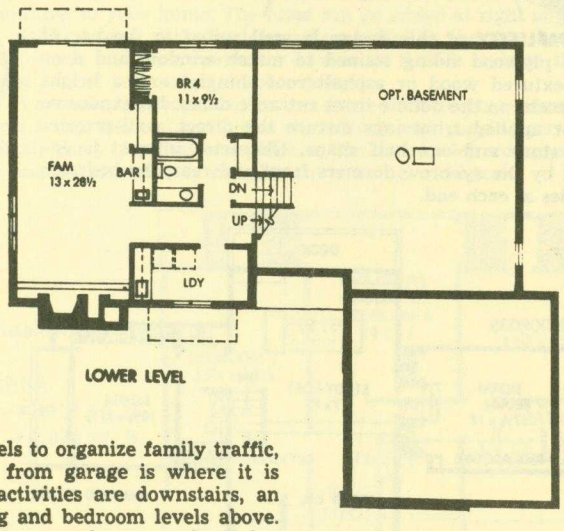
Three Levels Provide Comfort And Convenience

THIS SPLIT-LEVEL HOUSE is planned as if your good living depended on it. The keys to its success are the family and guest entrances, which lead into the main living level and, from there, provide access to upper and lower levels without crisscrossing rooms. The family entrance from the garage opens directly to coat closet, powder room and storage counter for purses, school books, etc. Groceries store just a step away in kitchen cabinets. Children can run down to the family room without disturbing the rest of the house. The bedroom area on the top level is somewhat more secluded.

The large master bedroom suite has a balcony overlooking the rear garden, double closets and double lavatories in a 7-foot long vanity. Two large family bedrooms also share the upper level with the second bath. On the main level, living and dining rooms overlook the rear garden with French doors from dining room to patio. Breakfast room has a convenient desk area, pantry and broom closets. An island sink and serving counter divide it from the kitchen. The lower level has a really large recreation room. Fourth bedroom, laundry, third bath and basement stair complete this level.

HOME IMPROVEMENT FEATURE: All storage and refreshment-making needs are conveniently provided for in a 5'6" long bar for the family room. The unit might also be built into a closet. The lower cabinets house a refrigerator (left) for mixes, ice and soft drinks. In the center, roll-out trays house tall bottles. There is general storage space under the sink at right. Two drawers store utensils and napkins. An open shelf above the counter makes glasses easy to find. Cabinets above are for less frequently used glasses. Divided wine rack tops off unit.





Overall Dimensions
62' x 52'-4"
LIVING AREA
Main Level – 1,666 sq. ft.
Lower Level – 840 sq. ft.

THE DESIGN OF THIS HOME splits its levels to organize family traffic, activities and housekeeping. Mud room from garage is where it is needed most for family entry. Noisier activities are downstairs, an acoustic ceiling away from quieter living and bedroom levels above. The plan, which can have either basement or crawl space under living level, is 52' deep by 62' wide, with 2,506 square feet of living space.

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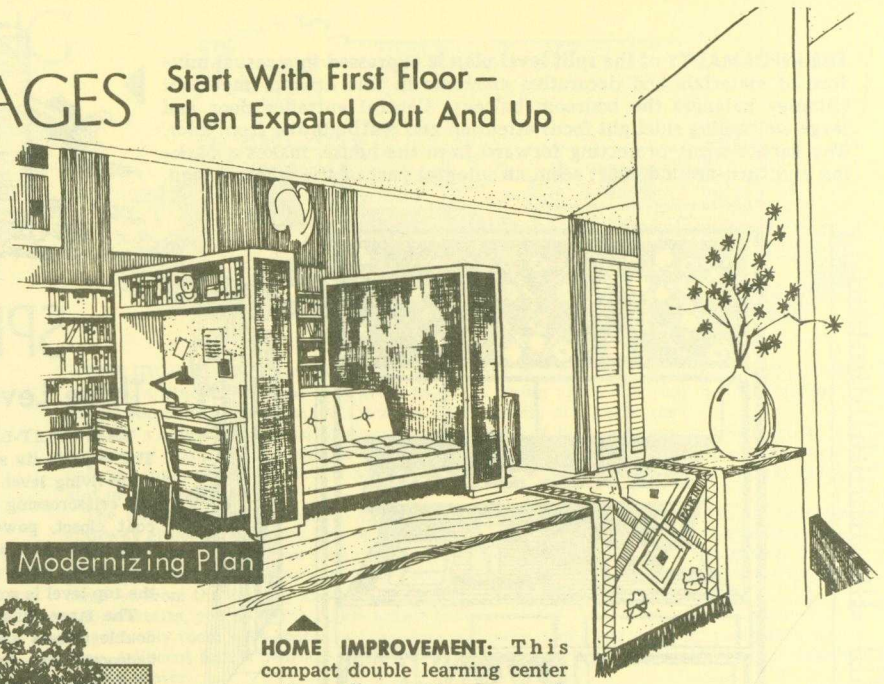
BUILD IT IN STAGES

Start With First Floor – Then Expand Out And Up

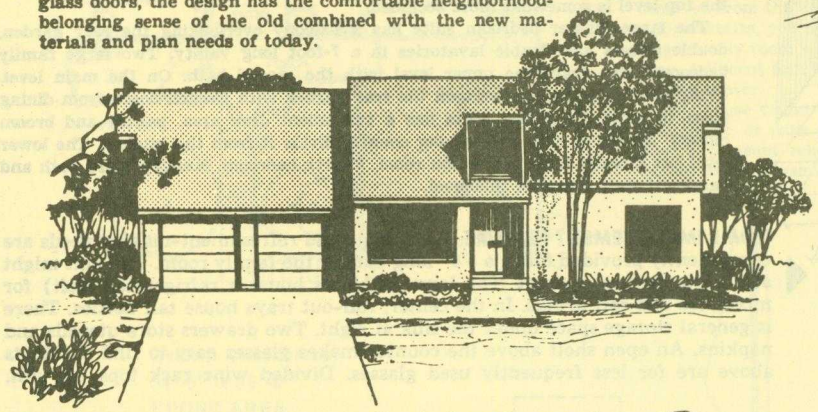
THIS HOUSE IS as flexible as our living will be in the 70's. You could initially finish just the first floor with two bedrooms and connecting hall to bath, kitchen-family area and front living room with vaulted ceiling. Then, add garage, storage area and laundry mud room. Next, finish the upstairs balcony study loft, two additional bedrooms and bath.

The first floor is an economical 1,032 square feet. When you've expanded the house as your budget and family grow, you'll have a generous total of 1,672 square feet of living area. With the house expanded, you may want to remove the partition dividing the rear downstairs bedroom from the family room, providing a kitchen-family living center 35 feet long.

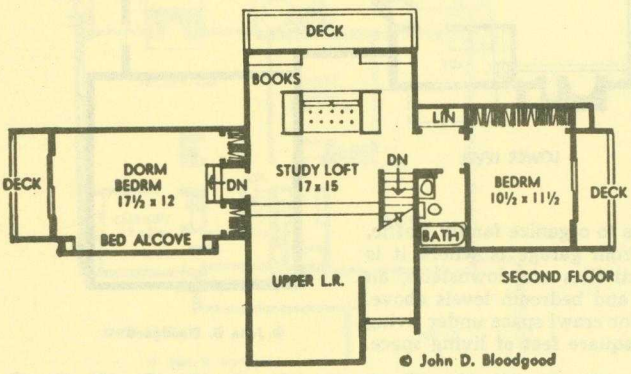
The exterior shape of the house is a familiar recall of the Cape Cod tradition with fresh materials and shapes, simpler design detail. On the rear, a large eyebrow dormer lets light into the upstairs study loft and shapes the balcony outside. In front, a similar but smaller eyebrow dormer lights the stairs as they go up to the balcony. From the front double entrance doors to the rear sliding glass doors, the design has the comfortable neighborhood-belonging sense of the old combined with the new materials and plan needs of today.

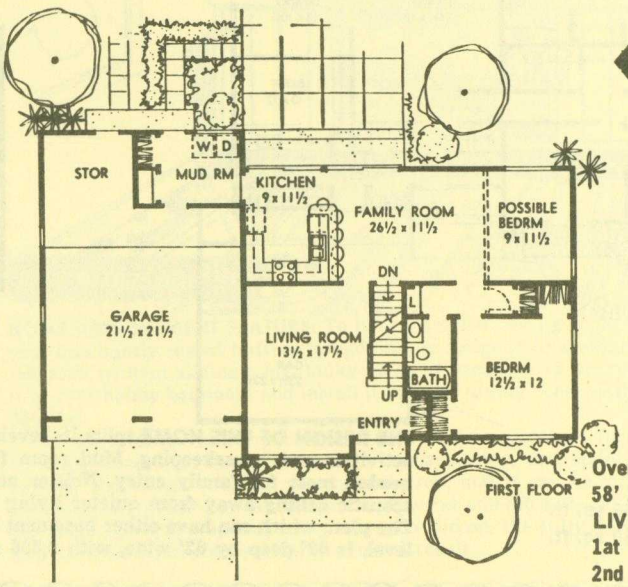


HOME IMPROVEMENT: This compact double learning center with reading or sleeping couch can add functional interest to children's bedrooms, a study or family room or, as here, can be a free standing activity focus on a balcony overlooking the living room. Each end is a complete desk where a child can pursue his studies without distraction or having to clear away his materials after each work session. Charts and study materials pin up on the divider over each desk, large study books and materials are available above. The 48" long desk top covers storage drawers and knee space. The center couch is good for relaxed reading. As pictured here, bookcases on the rear wall provide additional storage and the balcony railing is built as a cabinet for TV and music components.



THE SIMPLICITY of this design is well suited to the use of smooth plywood siding stained to match window and door trim, textured wood or asphalt roof shingles and a bright color accent on the double front entrance doors. No expensive frills or applied trimmings disturb the direct, well-proportioned story and one half shape. Character interest is enhanced by the eyebrow dormers front and rear, the bedroom balconies at each end.





FLOOR PLANS show the possibilities of today's home. The basic rectangle (kitchen - family area, living room, bedrooms) is 36'x28'. Add garage, storage room and mud room and house is 58'x34'. Upper floor (far left) can be completed later. On the main floor, vaulted living room ceiling with balcony visually expands the area. Sliding glass doors make a garden room of kitchen - family space.

Overall Dimensions
58' x 34'

LIVING AREA
1at Floor – 1,032 sq. ft.
2nd Floor – 640 sq. ft.

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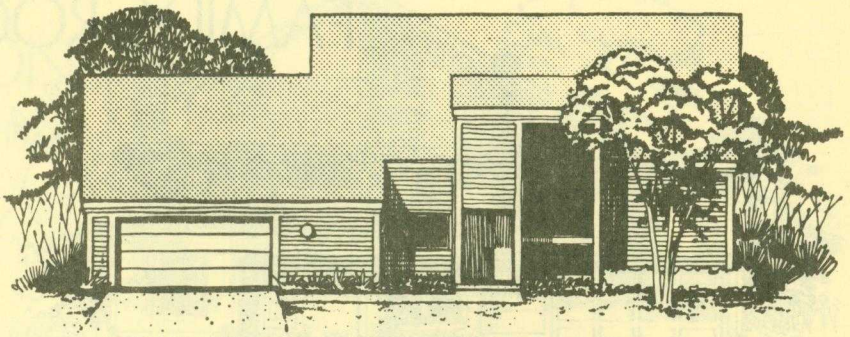
CONTEMPORARY CAPE COD

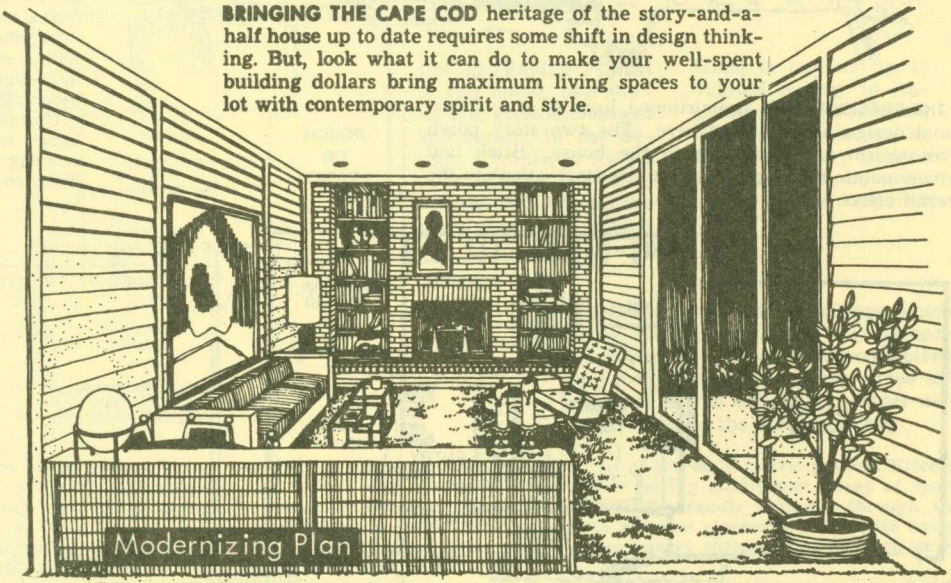
An Economical Favorite With Brand-New Look



HOUSING STYLES have a way of coming and going, but successful, economical, comfortable designs seem to return more frequently. The story-and-a-half house, so much a part of our New England heritage, made a strong return to fashion twenty-five years ago with unfinished attics giving budget-conscious builders more space than they could otherwise afford. Today, building and borrowing costs are such that building efficiency is again a sought-after goal. The story-and-a-half house can be brought up to contemporary living needs, and still provide an economical answer to more space for the building dollar.

Here, we've utilized the first floor for comfortable living with an easily accessible master suite. Upstairs, three large bedrooms and divided bath give flexible family accommodations and provide privacy for youngsters off early to bed. Baths are stacked one over the other for efficiency. Heating, water heater and laundry are all planned on the main level so that the house can be built on a slab or over crawl space.

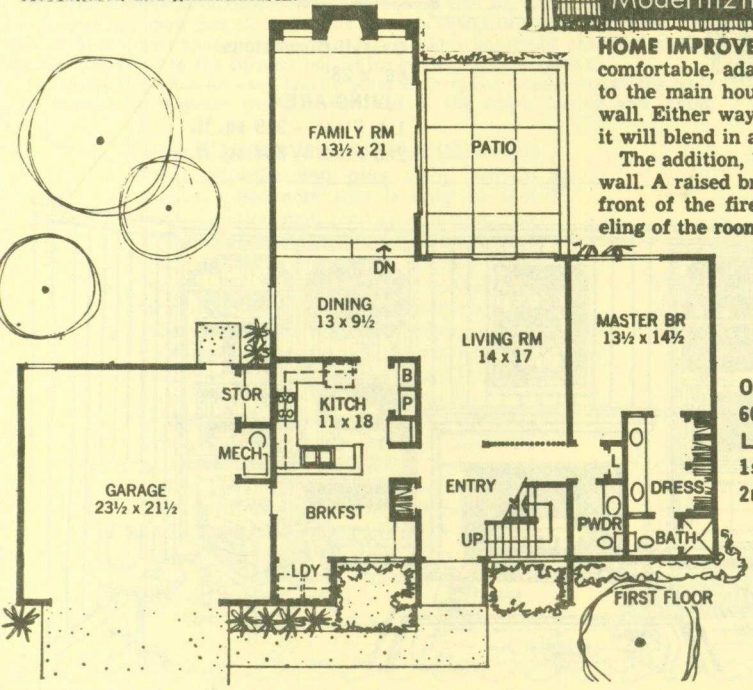
Note the generous master suite dressing room and the abundant storage space upstairs. This scheme makes an ideal arrangement for parents with some grown children, some still at home, because it offers the convenience of a one-floor house for their own living, the privacy and space of a two-story house for children and grandchildren.



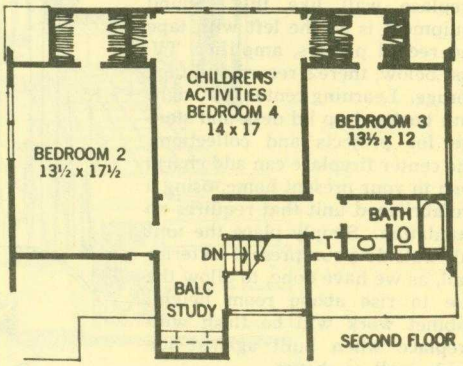
BRINGING THE CAPE COD heritage of the story-and-a-half house up to date requires some shift in design thinking. But, look what it can do to make your well-spent building dollars bring maximum living spaces to your lot with contemporary spirit and style.

HOME IMPROVEMENT FEATURE: A room for real family living can be yours with this comfortable, adaptable addition to your home. The room can be added at right angles to the main house or it can be added with the long axis parallel to the rear house wall. Either way, plans show you and your contractor how to do it with style so that it will blend in and become part of your original house design.

The addition, 14' x 22' in overall size, focuses attention on the end fireplace-storage wall. A raised brick hearth across this end wall gives extra seating for popping corn in front of the fire or cocktail party population explosions. The interior lap siding paneling of the room can be finished to match or complement existing woodwork.



Overall Dimensions
66' x 54'
LIVING AREA
1st Floor – 1,508 sq. ft.
2nd Floor – 1,024 sq. ft.



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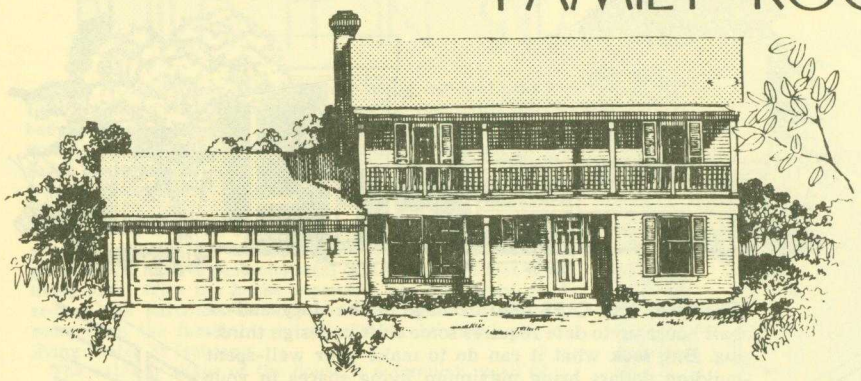
FAMILY ROOM FEATURED

An Added Attraction For Home That Has Traditional Charm



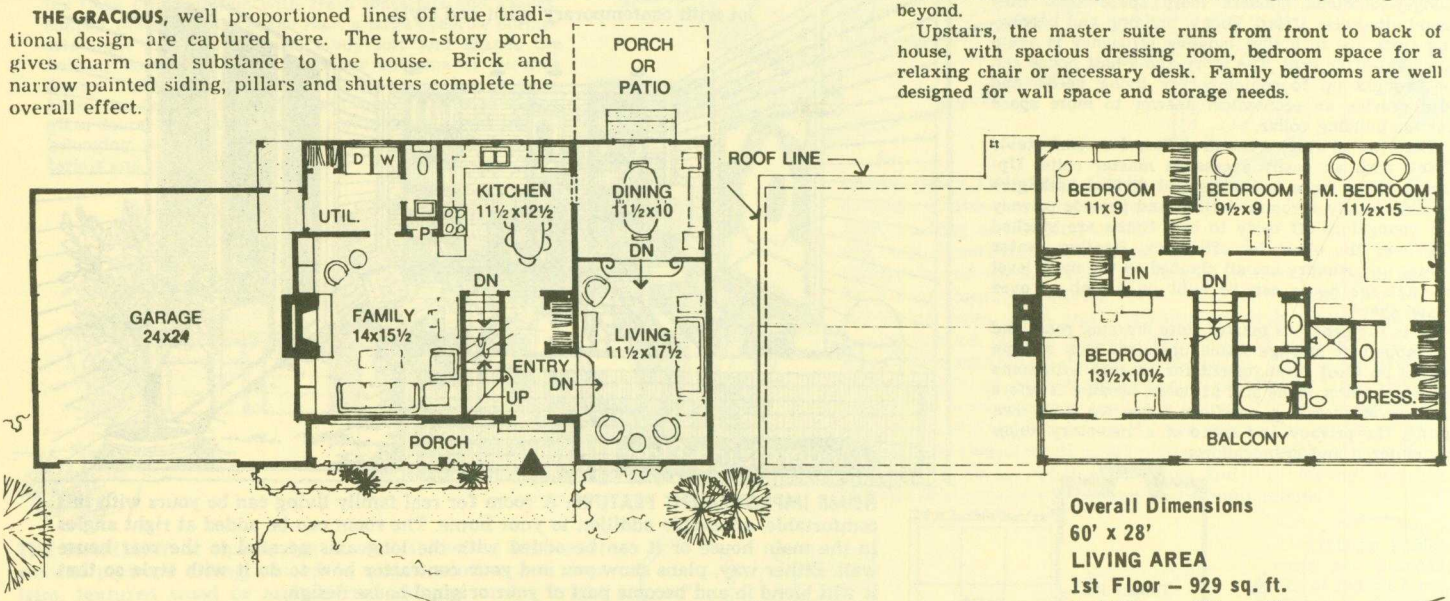
THE GRACIOUS, well proportioned lines of true traditional design are captured here. The two-story porch gives charm and substance to the house. Brick and narrow painted siding, pillars and shutters complete the overall effect.

TODAY'S TRADITIONAL TWO-STORY home provides an abundance of comfortable living space and family privacy in familiar, economical surroundings. Interior spaces, as here, should be proportioned for current living needs.

The adjoining kitchen-breakfast and family rooms allow sharing of conversation as well as fireplace and TV. Storage, laundry and a half bath are where they're needed most—at the family garage entrance.

The more formal areas of the house, front entrance and living-dining room, work well with each other and with informal everyday areas. Sunken living room gives character interest and visual separation from the gallery dining area beyond.

Upstairs, the master suite runs from front to back of house, with spacious dressing room, bedroom space for a relaxing chair or necessary desk. Family bedrooms are well designed for wall space and storage needs.



Overall Dimensions
60' x 28'
LIVING AREA
1st Floor – 929 sq. ft.
2nd Floor – 864 sq. ft.

HOME IMPROVEMENT FEATURE

Activity and storage needs are right at your fingertips with a useful, handsome built-in storage-fireplace wall like this. Sound equipment is on the left with tape and record players, amplifier, TV. Just below, there's record and tape storage. Learning center is at right with books, drop lid desk and storage for projects and collections. The center fireplace can add charm even to your present home, using a prefabricated unit that requires no foundation. Simply place the unit half outside your present exterior wall, as we have done, to allow the flue to rise above room height. Cabinet work will be flush with fireplace when built against the inside wall as shown.

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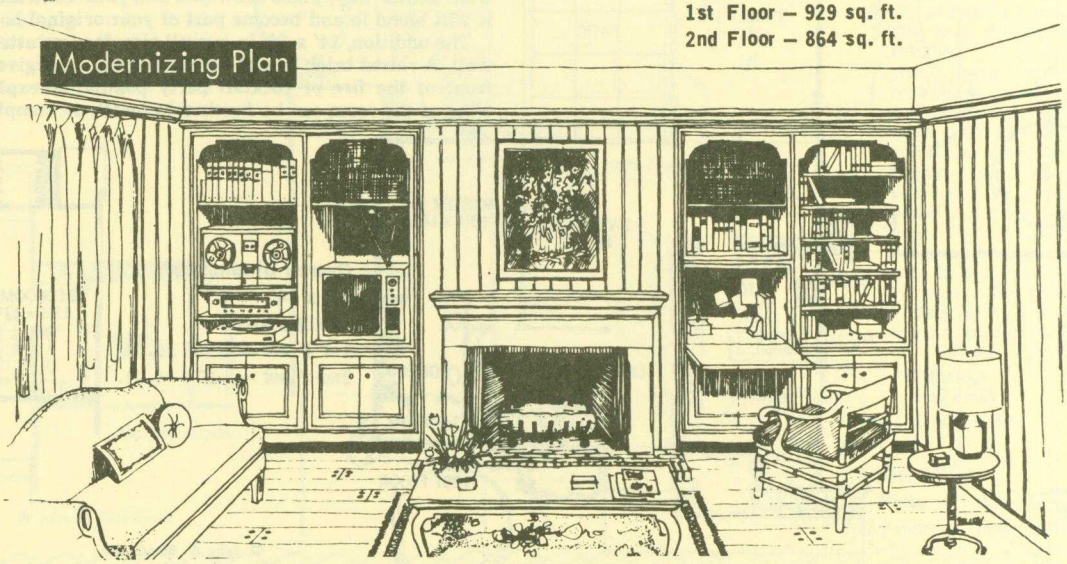
Modernizing Plan



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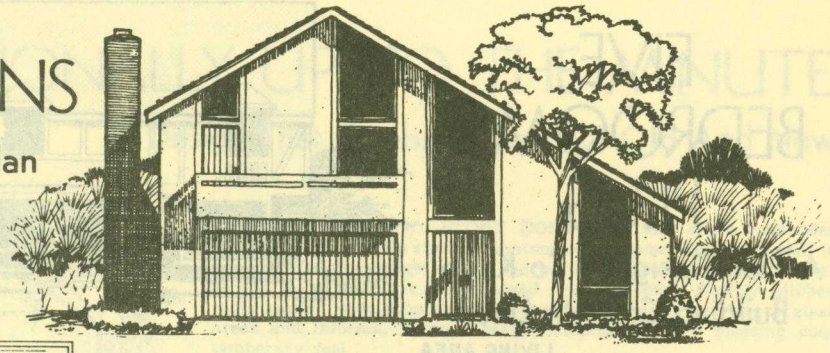
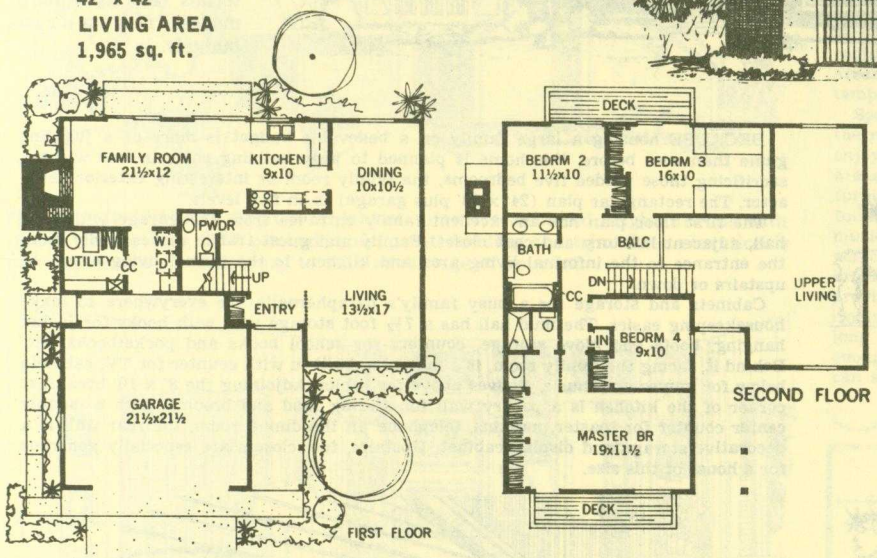
EXCITING DIMENSIONS

Custom Home Features In A Practical Plan



Overall Dimensions
42' x 42'
LIVING AREA
1,965 sq. ft.



THE ENTRANCE PORCH of this house, two stories tall, gives excitement and stature to the design. Simple, rough sawn, stained trim adds interest and relieves the plain stucco siding. Glass is carried up to vaulted ceilings to emphasize height outside, emphasize space inside. Brick chimney, painted to match stucco, gives more vertical emphasis.

IN THE PLAN, the soaring ceilings, which follow the rooflines, give a great spacious effect to the rooms. Bedroom planning over garage and family areas allows this design effect. For colder climates, insulate the garage ceiling.

THIS CONTEMPORARY two-story home captures much custom house excitement within a practical builder house framework. The excitement strikes you as soon as you walk in the two-story entrance, with vaulted living and dining rooms to the right, stairs and upper balcony to the left.

The practicality is obvious, with 1,965 square feet of living space plus a 2-car garage in a plan just 42' x 42'. The house is designed so you can build it on slab or over crawl space, or you can easily add a basement stair by moving washer and dryer to the furnace-hot water heater location shown.

The main floor has an easy traffic plan, with space usually taken for halls used instead to increase the dramatic size of the entry. Living and dining rooms have good wall space and are out of the daily traffic pattern. Kitchen and family room are open to each other, giving a 30½-foot sweep of space overlooking the rear patio and garden. The family entrance through the laundry area is a good mud room, with adjacent storeroom fitted with hanging space for coats, broom cabinet, open pantry shelves, heat and hot water units, clothes chute.

Upstairs, the master suite is a quiet retreat from the rest of the house. Vaulted ceiling and balcony add even more feeling of space to the large floor area. Three other bedrooms have good closet space. One of them is outfitted with built-in bunks and dressers to make a room for two children.

HOME IMPROVEMENT FEATURE: This bunk, storage and play cove built-in makes a bedroom that is only 10 feet wide function well for two children. The center bookcase in the headboard unit could be made wider to fit a larger room space. The detailed plans make this flexibility easy. The unit could also divide one end of a typical story-and-a-half attic for sleeping or be used to create a grandchildren's guest room in a corner of your recreation room.

The plans call for plywood construction of cabinets, cases, drawers, and base platform. For a completely harmproof finish, you might cover all exposed surfaces with Formica. For a more rugged look, use rough sawn plywood finished with a wood-toned stain. Top off the units by painting a super-graphic design on the rear wall.

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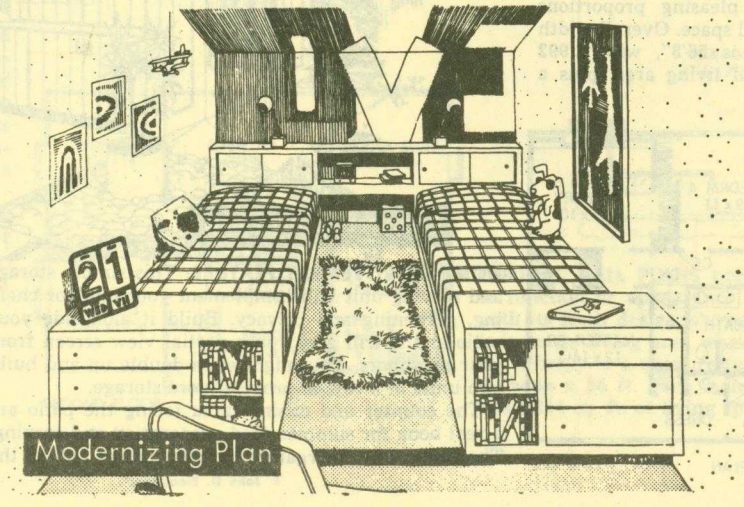

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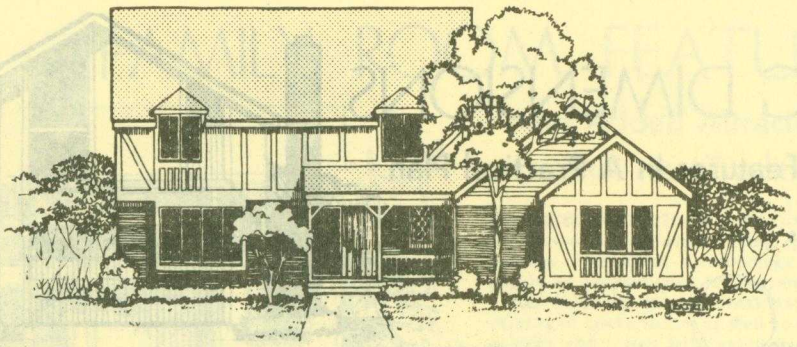
FIVE BEDROOMS PLUS

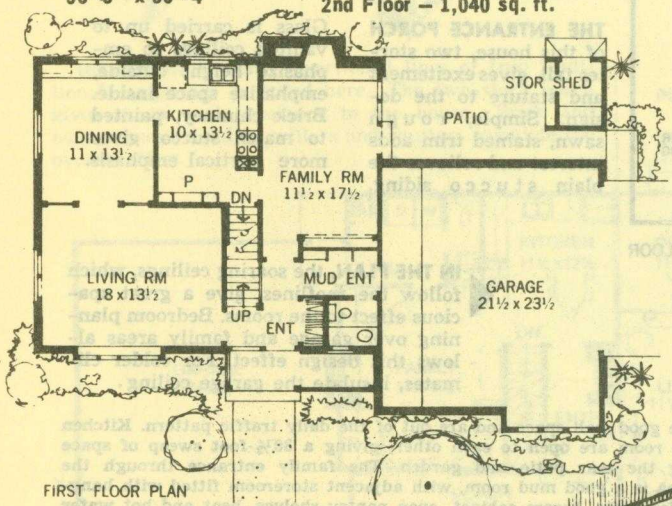
A Plan Designed To Keep Building Costs In Line



THE SWINGING SCENE in London has brought a resurgence of interest in things British, and this exterior recalls the early half-timbered designs of rural England. Old world charm is translated into current materials to suit more modest new world budgets.

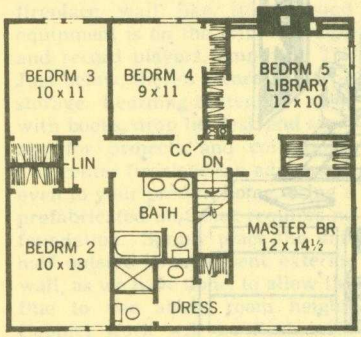
Overall Dimensions
56'-8" x 36'-4"

LIVING AREA
1st Floor – 952 sq. ft.
2nd Floor – 1,040 sq. ft.



FIRST FLOOR PLAN

IN THE PLAN, note the usefulness of each room in this compact, five-bedroom house. Family room focuses seating group around the fireplace, game table near the cabinet wall. Living areas and bedrooms have pleasing proportions and good wall space. Overall width with garage is 56'8", with 1,992 square feet of living area, plus a basement.

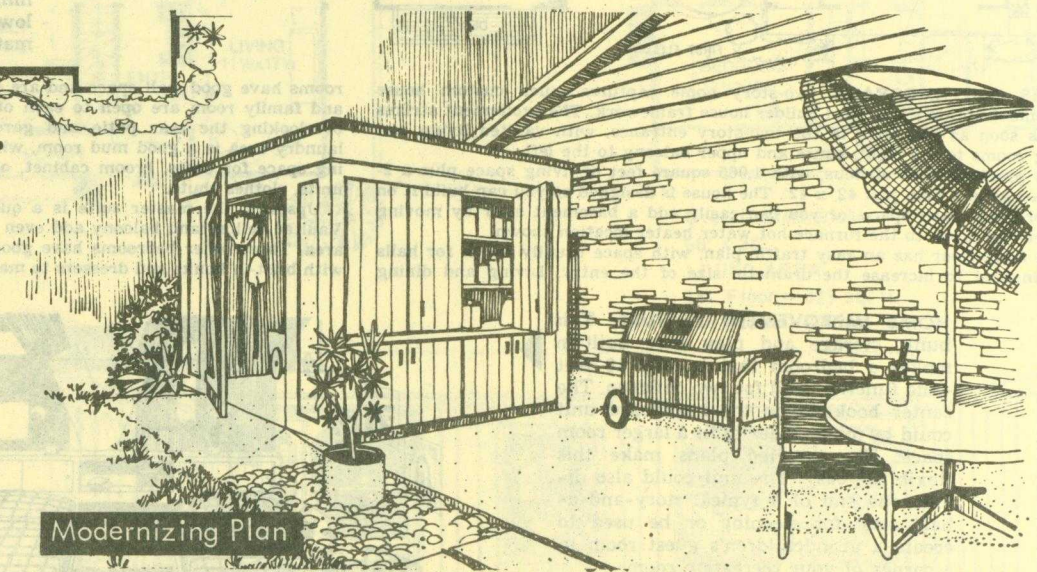


SECOND FLOOR PLAN

BECAUSE housing a large family on a believable budget is more of a juggling game than ever before, this home is planned to keep building costs in line without sacrificing those needed five bedrooms, the family room or interesting exterior character. The rectangular plan (24' x 28' plus garage) is on two levels.

The first floor plan has an excellent family entrance from the garage with mud hall, adjacent lavatory and coat closet. Family and guest traffic moves easily from the entrance to the informal living area and kitchen, to the formal living areas, or upstairs or down.

Cabinets and storage for a busy family's paraphernalia are everywhere to make housekeeping easier. The mud hall has a 7½ foot storage wall with hooks for jacket hanging, boots and glove storage, counters for school books and pocketbooks, etc. Behind it, facing the family room, is a matching built-in with counter for TV, cabinets below for games and music, shelves above for books. Adjoining the 8' x 10' breakfast corner of the kitchen is a pantry wall for storing food and brooms, with a narrow center counter for toaster, napkins, telephone. In the dining room, the rear wall is a decorative storage and display cabinet. Upstairs, too, closets are especially generous for a house of this size.



Modernizing Plan

HOME IMPROVEMENT FEATURE: This simple storage and serving unit will complement your outdoor cheffing, gardening and privacy. Build it alongside your patio and it will give you a partial view screen from your neighbors. You might even double up and build two units in a row to provide more storage.

The counter and cabinet area facing the patio are a real boon for summer food preparation and serving. The counter helps organize barbecue meals and all the sauces that make outdoor cooking so special. Your charcoal and cooking equipment will stay dry between uses in the bottom cabinets.

For storage of garden tools and yard furniture, there is one wall of perforated hardboard for hanging tools, one wall of two-foot deep shelves for supplies and a clear floor area of 4½' x 4½'. Build the unit of 2x4's, plywood or siding material to match your house, and you're ready to enjoy its functional usefulness.

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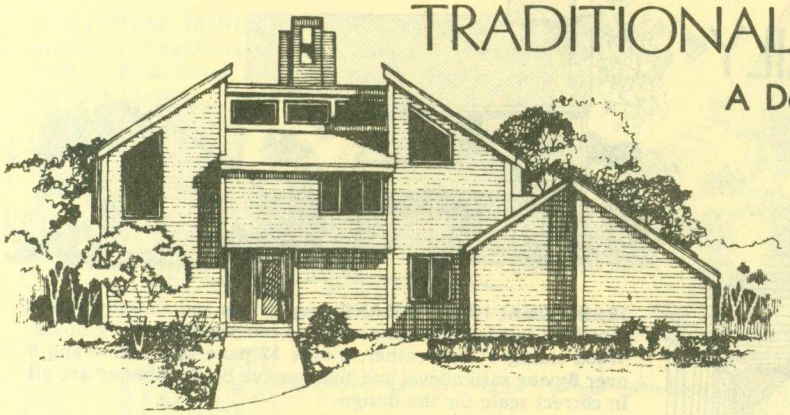
TRADITIONALLY UP TO THE MINUTE

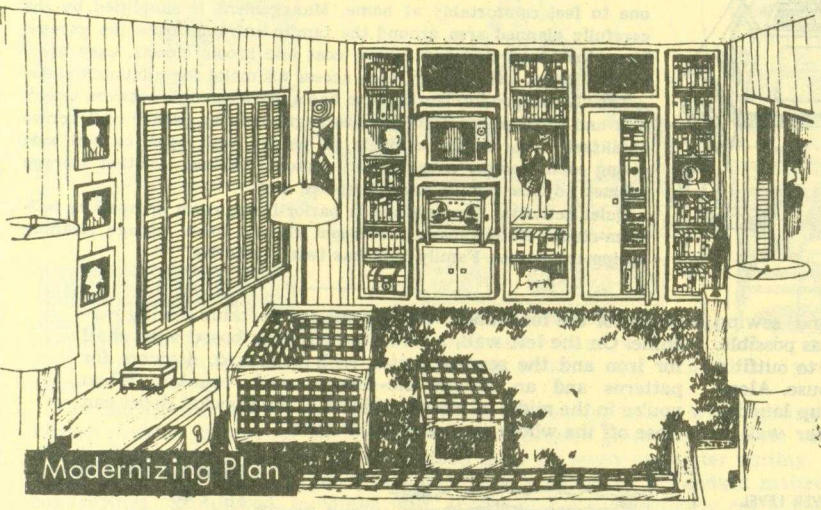
A Design That Combines Best Of Old And New



THIS CONTEMPORARY DESIGN is right at home in traditional neighborhoods with its tall proportions, 8/12 pitched roofs, painted siding and trim. Rear elevation is more open and contemporary to take advantage of your lot.

TRADITIONAL TWO-STORY COMFORTS and space economies are designed into this exciting contemporary home. The room plan is new, the exterior design is new, but center hall convenience and quiet second floor bedrooms are retained from the past. Steeply pitched roofs and 6" wide drop siding also recall the past, but larger glass areas and informal exterior design balance create a pleasing contemporary feel.

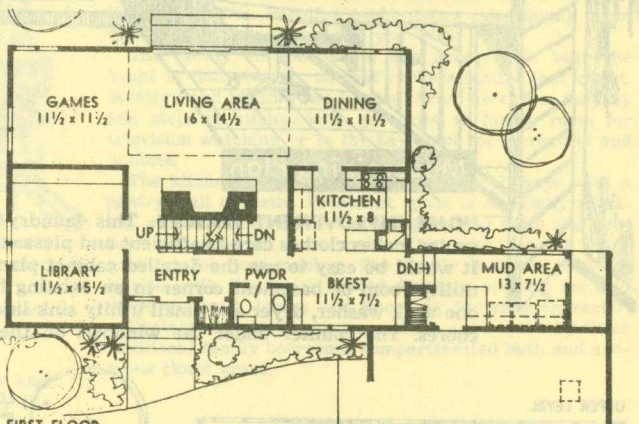
Spaces within the house are planned for contemporary living. At the rear, the main family living section provides the most space and enjoys access to the patio. This room is planned for three activity areas: central vaulted ceiling section for a cozy fireplace-oriented furniture grouping; left area for TV watching and games; right area for dining. The front library is sized for smaller groups of people for music, reading, more private conversation. The kitchen, which is convenient to the whole house, has a workable U-shaped counter and a breakfast area with pantry cabinet-lined walls. Adjacent mud room provides coat and broom closet, washer-dryer-freezer space, room for ironing and a counter for family litter, clothes folding. Upstairs, the long master bedroom can be a private retreat for parents with enough room for comfortable seating. The adjacent fourth bedroom can also be used as a master suite if not needed for family sleeping.

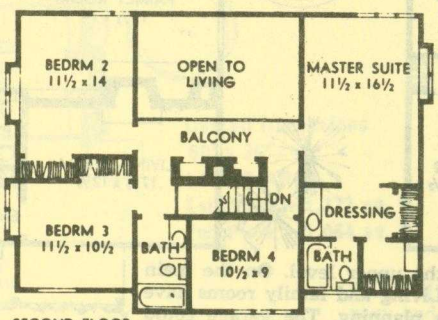


HOME IMPROVEMENT FEATURE: This beautifully detailed storage wall turns any living room into a well-used, well-enjoyed library-activity room. Cabinets are designed to hold personal hobby and collection materials in a tall closet, music system components and speakers, records and tapes, TV, books and reference materials, decorative sculpture—all the necessary ingredients for keeping your personal activity needs in a handsome and handy place.

We suggest using plywood panels with an interesting grain, such as oak or ash, stained either to match other trim in your house or a dark walnut color to contrast with painted woodwork. Plans make this storage wall an achievable project for the skilled handyman.

Overall Dimensions
60' x 56'
LIVING AREA
1st Floor – 1,230 sq. ft.
2nd Floor – 984 sq. ft.





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CENTRAL HALL PLANS needn't be trite in function or appearance as this plan, with its fresh design, shows. Main space is in large living area where it is needed. Library is a quiet retreat. House, 60 ft. wide x 56 ft. deep including garage, has 2,214 sq. ft. of living space.

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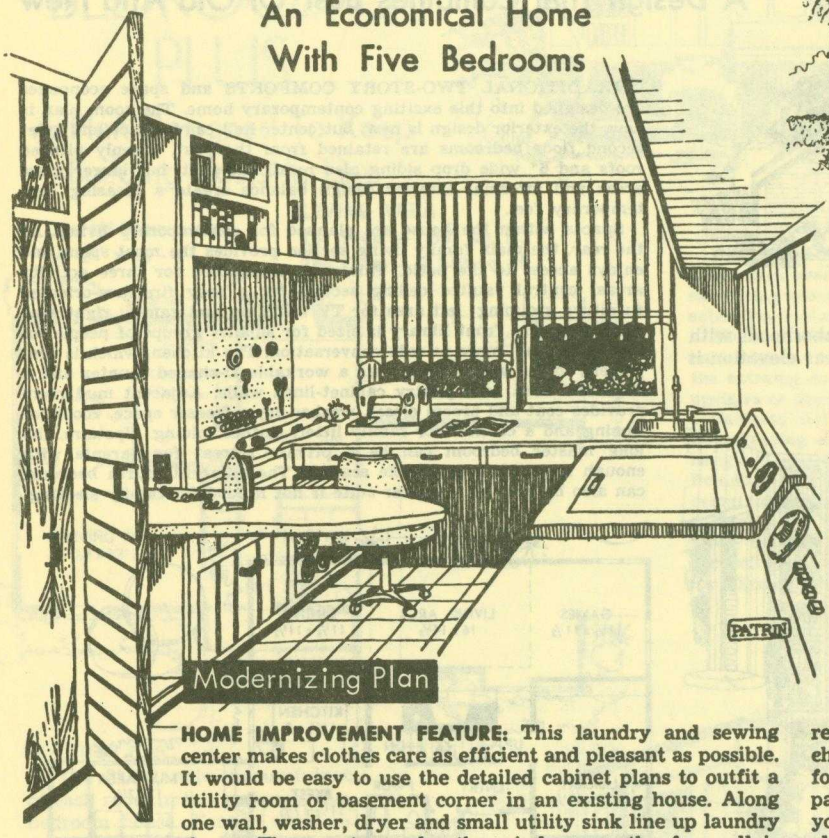
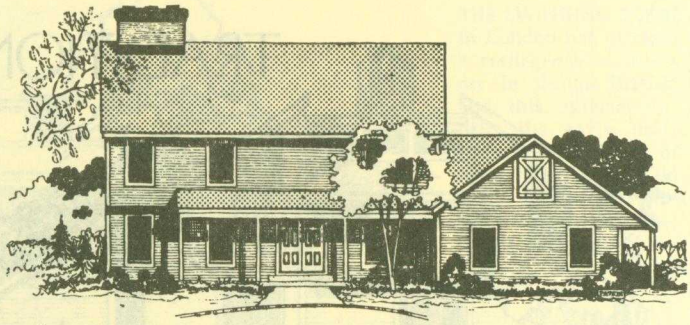
FOR A LARGE FAMILY

An Economical Home With Five Bedrooms





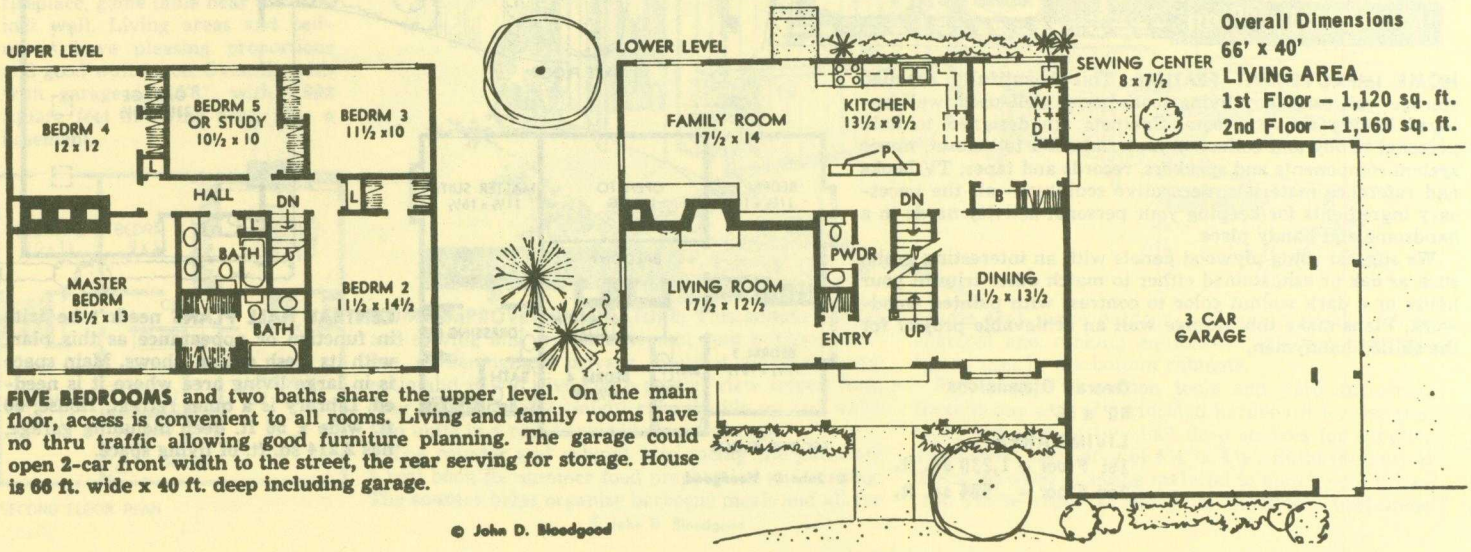
TRADITIONAL NEW ENGLAND proportions and simplicity give a refined but informal character to our roomy 2-story house. Wood siding 4" to weather, 8 over 12 pane sash below and 8 over 8 pane sash above, and the massive brick chimney are all in correct scale for the design.

THIS IS AN EFFICIENT HOUSE for a large family. Economical to construct, the home's 2,280 square feet of living space allow everyone to feel comfortably at home. Management is simplified by the carefully planned area around the family entrance from the garage. Here, the laundry-sewing center, coat and broom closets, easy basement, kitchen and powder room access all make for minimum steps.

The "L" shaped kitchen counter has a work triangle between range, sink and refrigerator. Cabinets are augmented by pantry wall across breakfast area. Center cabinets of pantry wall open to hall side giving each member a convenient personal cabinet. Another storage cabinet adjoins family room fireplace wall.

Quiet activities have a place in parlor-living room or upstairs bedroom-study. Note generous bedroom closets, linen storage cleaning equipment closets. Family bath has twin lavatories.

HOME IMPROVEMENT FEATURE: This laundry and sewing center makes clothes care as efficient and pleasant as possible. It would be easy to use the detailed cabinet plans to outfit a utility room or basement corner in an existing house. Along one wall, washer, dryer and small utility sink line up laundry chores. The counter under the windows on the far wall is ready for use for laundry folding or your portable sewing machine. On the left wall, a fold down ironing board with shelf for iron and the sewing center with pegboard, drawers for patterns and an around-the-corner work counter. When you're in the midst of messy projects, sliding pocket doors can close off the whole room area from view.



FIVE BEDROOMS and two baths share the upper level. On the main floor, access is convenient to all rooms. Living and family rooms have no thru traffic allowing good furniture planning. The garage could open 2-car front width to the street, the rear serving for storage. House is 66 ft. wide x 40 ft. deep including garage.

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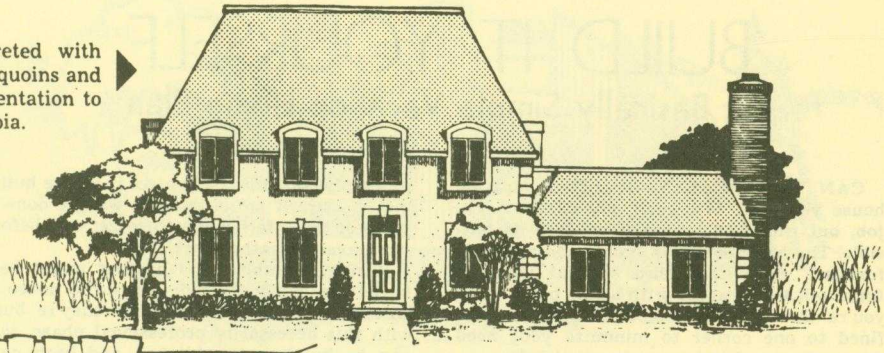
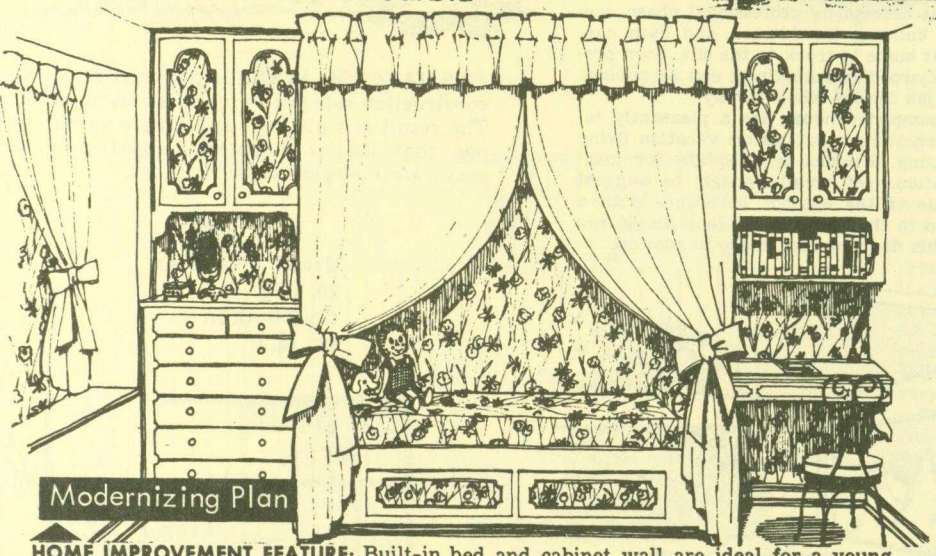
THE TYPICAL FRENCH COUNTRY HOUSE is interpreted with plaster over mesh and plywood sheathing with corner quoins and trim of wood. These materials need no further ornamentation to give the pleasant character so at ease in busy suburbia.



FRENCH ACCENT

In Country-Style Home Suitable For Suburbia



Modernizing Plan

HOME IMPROVEMENT FEATURE: Built-in bed and cabinet wall are ideal for a young girl's room. Complete plans for the entire unit make it easy to build into your own home or apartment.

The bed is built to resemble a recess in an old country house, with lighting above, storage drawers below. At one end of the bed, dresser gives a girl ample room for clothes. Opposite, the built-in desk is a good place for study and letter writing.

The entire unit is built of birch plywood, with a recess for a standard mattress and box springs. Sculptured moldings with insets of decorative fabric complement the overall feminine appeal.

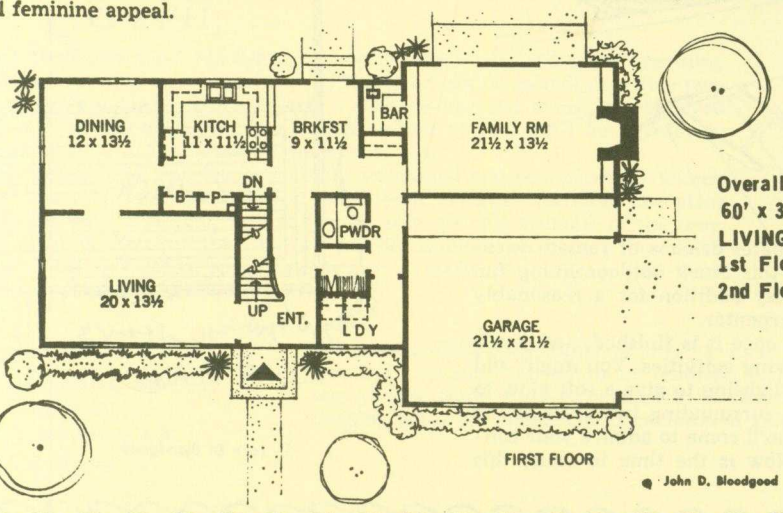
THIS SPACIOUS French country-style home provides all contemporary living comforts, yet has old world provincial atmosphere. There's a friendly ambience about the exterior that makes it at home in many suburban locations today. The materials are all stock, designed into traditional style and proportions to make construction easy and economical.

The plan of the house is designed for the kind of gracious living we'd all like to have space for, with the contemporary convenience that makes living easy and pleasant. Entrance hall is spacious and grand with a stair rising to second floor. Living and dining rooms flow from the entrance hall for entertaining, but are out of everyday family cross traffic. Panelled double doors close dining room from living room view when you wish.

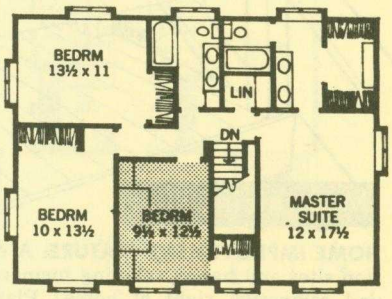
The family entrance from the garage will bear the brunt of daily traffic, so that's where family coat closet, lavatory and laundry are located. From here, it is an easy few steps to kitchen with groceries, to family room for television watching or to the basement for recreation and hobbies.

The kitchen is planned in a convenient U shape with a pantry wall opposite. Breakfast space is especially pleasant with the French doors opening to rear patio and garden. The adjacent desk makes this area natural headquarters for homemaking. The family room is generous in size, with the metal hooded fireplace opening set into brick end wall, beams and panelling for cozy character.

Upstairs, the large master suite is augmented by three additional family bedrooms, compartmented bath and generous closet space.



Overall Dimensions
60' x 36'
LIVING AREA
1st Floor – 1,372 sq. ft.
2nd Floor – 1,064 sq. ft.



SECOND FLOOR

CAREFULLY PLANNED living space allows both privacy and family togetherness in our two-story design. Each room is well proportioned, with excellent wall space for furnishings and convenient storage space. The house, 60' x 36', comprises 2,436 square feet of living space plus a two-car garage.

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BUILD IT YOURSELF

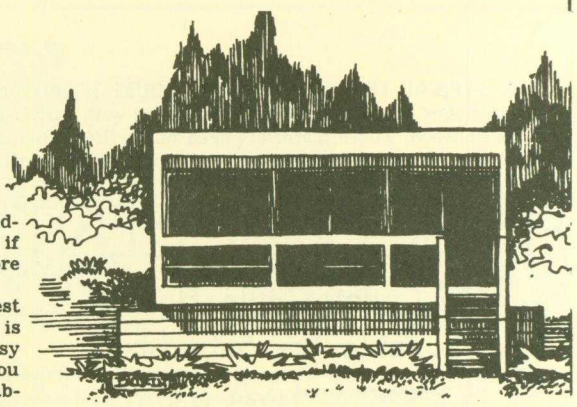
A Basically Simple Vacation Home Plan

CAN YOU REALLY BUILD a vacation house yourself? We won't say it is an easy job, but this plan makes it as easy as possible. The basic design is simple and straightforward, yet well-planned so that your efforts will be rewarded with a fine home when you're through. Mechanical details are confined to one corner to minimize your need for professional aid or contractual help.

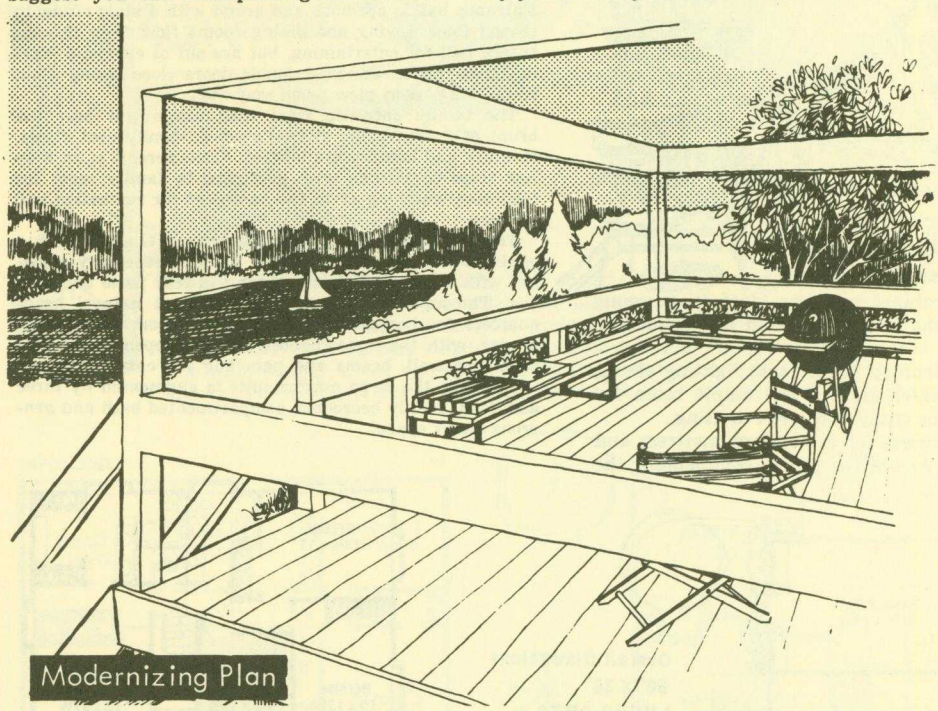
The plan is designed so that you can easily fabricate wall sections flat on the floor platform, then lift them into place and fasten against adjoining partitions and walls. The floor framing system spans between concrete block walls so you can build right over rough or sloping terrain. Once the side walls are up, you can erect roof joists and decking and you've almost got the house enclosed. We'd suggest you use waterproof glued exterior grade plywood for the project if you're building it yourself so no damage will be done if parts of the interior structure get wet before you have it weathertight.

Wiring, plumbing and heating might best be left to sub-contractors once the house is enclosed with sheathing. While they're busy with this necessarily professional phase, you can be building the kitchen and bath cabinetry at home to truck to the site. Soon prefinish plywood interior finish can be applied, a good job for the whole family.

The completed house has a pleasantly informal character that makes vacation living so relaxing. Kitchen is adequate for meal preparation, yet small enough to suggest good use of the outdoor barbeque. With a sofa bed in the living room, four people can enjoy this do-it-yourself home in comfort.



THIS VACATION HOUSE is designed from the construction side out to make it easy to build. The result is a pleasant and simple structure, one that invites complete relaxation with easy-care materials inside and out.

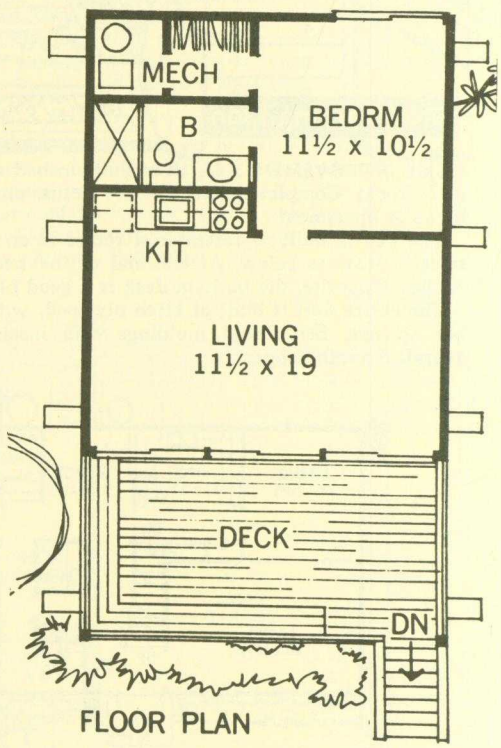


Modernizing Plan

HOME IMPROVEMENT FEATURE: A deck like this stimulates dreams of remote vacation sites and happy relaxing memories. Why not have this much outdoor living fun and relaxation right at home? Plans make this an easy addition for a reasonably skilled do-it-yourselfer or a fast job for a professional carpenter.

The 10′ x 20′ deck is adequate for family and guests once it is finished, and you'll spend happy hours here in spacious informal summer living activities. You might add a gas chargrill. You'll certainly want to have low-level lighting to give a soft glow to the deck and spotlight your garden beyond. The bench surrounding two sides of the deck provides a good spot for perching all the friends who'll come to admire your construction work and sample your grilled hamburgers. Now is the time to make this outdoor living area a reality at your house.

Overall Dimensions
20′ x 24′
LIVING AREA
480 sq. ft.



FLOOR PLAN

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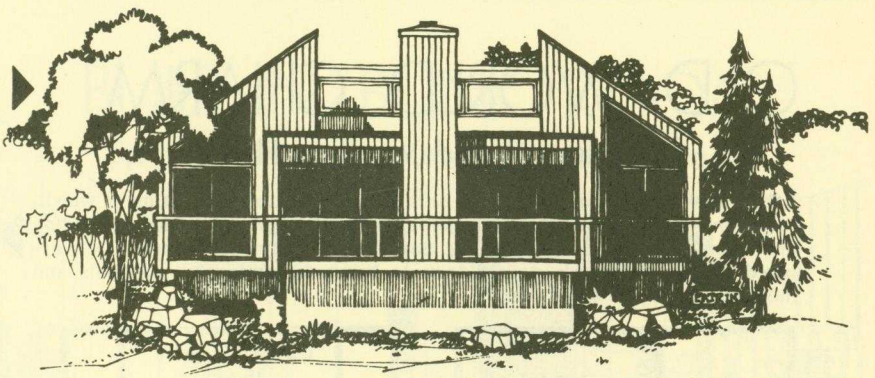
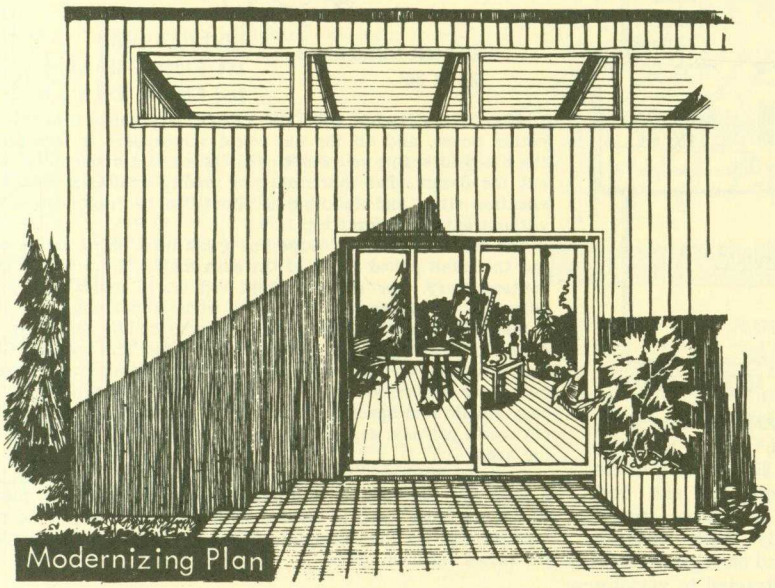
FOR THIS VACATION HOME, simple 6" wide vertical siding accents the steeply pitched shed roof design. Use redwood or cedar planking and trim stained with bleaching oil for a natural, maintenance-free finish.



AN ADDED ATTRACTION

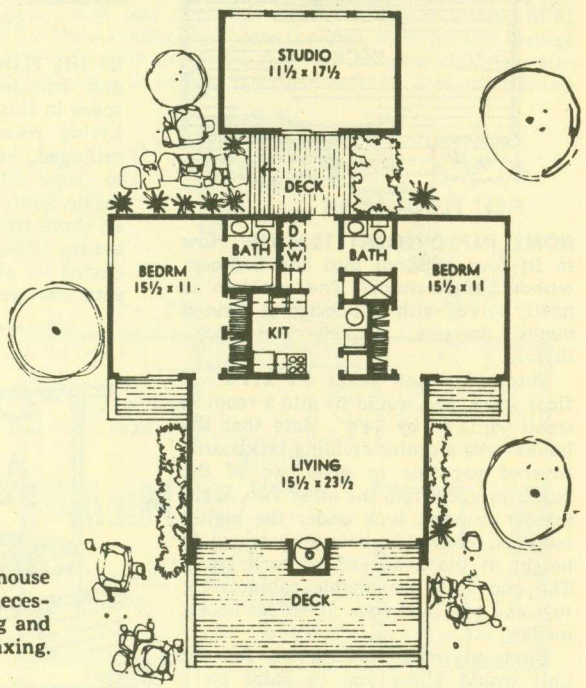
Studio Room Enhances Vacation Or Suburban Home



HERE'S A VACATION HOUSE that provides restful privacy for family groups. There is even a separate studio building to develop as you please—as a dorm to separate the men from the boys (or girls); as a workshop studio for writing, painting or creative work; as guest headquarters. A covered deck connects the studio room to the house, giving protected access to kitchen-bath area.

Two bedroom suites with vaulted ceilings are designed at opposite sides of the house for maximum privacy. Between them, the center core of the house includes all mechanical and plumbing needs: furnace and hot water heater; laundry; kitchen; two baths. This core area should be built over a slab or enclosed crawl space; the remainder of the house can be built on an open post and beam foundation to suit sites with varying slopes and soil conditions.

The large glass-walled living-dining room focuses attention and view on the deck and the prefabricated fireplace. The wood planked ceiling makes it cozy for just your family, yet the space is flexible and comfortable for large groups.



HOME IMPROVEMENT FEATURE: This studio room can add great breathing space to a vacation or suburban home. The room can be an indestructible teen action scene, a family crafts center, a poolside bar and dressing room, you name it! You can place it in the farthest corner of your yard for privacy or arrange it close to the house for covered access.

The simple shed roof design fits both traditional and contemporary homes, with siding and roofing selected to match your existing materials. The plans will allow your contractor to give you an accurate cost estimate of the complete building. You can then add the interior built-ins that outfit the studio for your family's needs: space heater; bar or crafts sink; storage and work cabinetry; bunks and closets, etc.

Overall Dimensions
64' x 40'
LIVING AREA
1,024 sq. ft.

THE SMALL WORKING CORE of this vacation house plan is an adequate but minimum reminder of necessary chores. Major space is devoted to the living and sleeping areas for comfortable, uncluttered relaxing.

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IMPORTANT BLUEPRINT ORDERING INFORMATION

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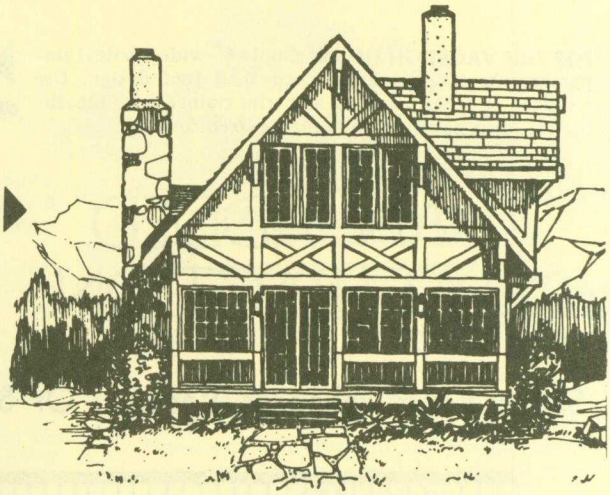
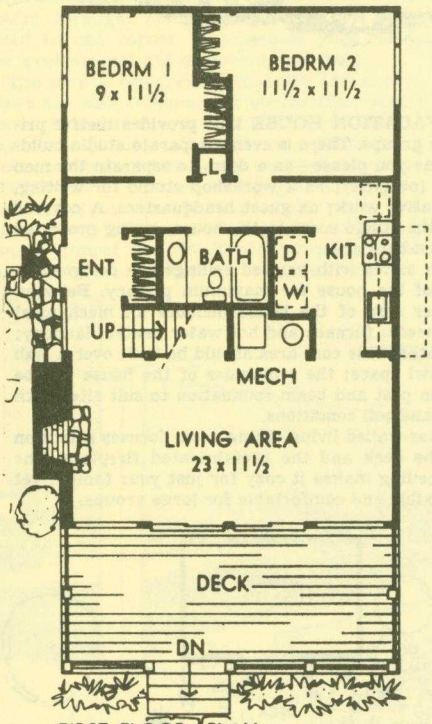
OLD WORLD CHARM

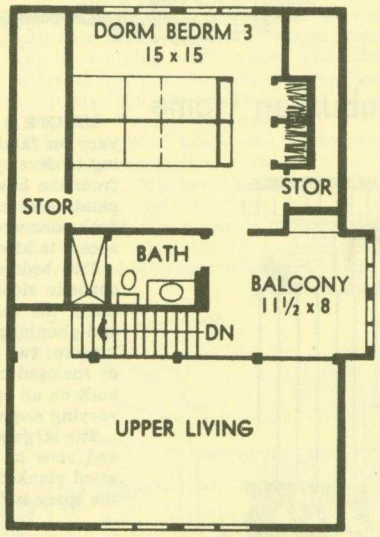
In a New World Vacation Home

YOUR MIND'S EYE can easily place this charming house in a setting of woods, rocks and water—the natural unspoiled surroundings that make a vacation home really restful and refreshing. Saw textured plywood panels are overlayed with rough, dark stained trim to bring contemporary materials and methods to the old world design.





FIRST FLOOR PLAN



SECOND FLOOR PLAN

IN THE FLOOR PLAN, the side porch and entrance give access to every space in this 24′ x 36′ vacation house. Living room is spacious and high ceilinged, kitchen just large enough to cope efficiently with vacation meals, bedrooms and storage sized for all those friends attracted to vacation houses. Everything you need is included — all you have to do is add your own gemütlichkeit.

Overall Dimensions
24′ x 36′

LIVING AREA
1st Floor — 864 sq. ft.
2nd Floor — 428 sq. ft.

ALL THE CHARM OF THE TYROL is planned into this vacation house, and all the old world atmosphere is included in the blueprints. But you won't need old world craftsmen to carry out the design. The materials are readily available even near vacation sites, and detailing is simplified to create the effect without extra handcrafting.

The view side of this lodge has glass up a story and a half, but the small paned effect of the sash makes it more cozy than contemporary. For those without old world maids, the glass "dividers" are removable for easier window cleaning.

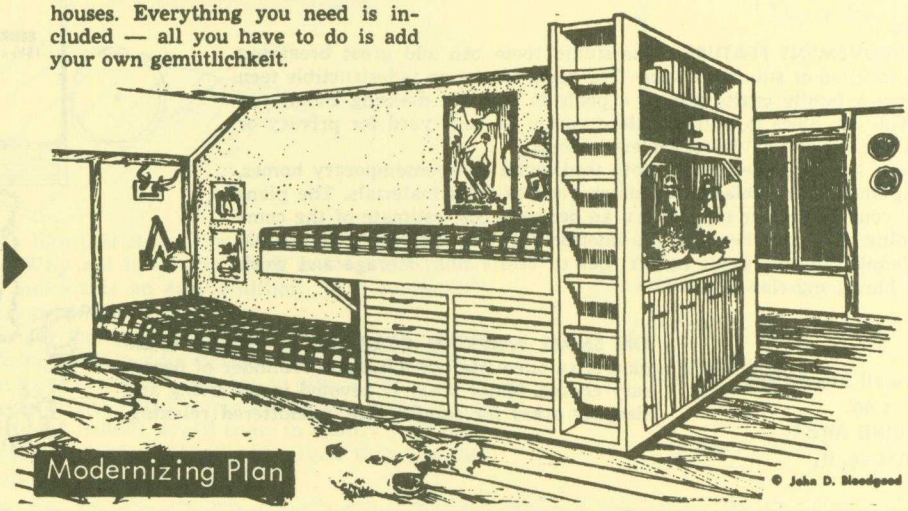
Inside, the vaulted beamed living room ceiling opens up the space for that big breath of fresh air feeling. The central utility core is strictly contemporary in concept, grouping laundry, heat, hot water heater, kitchen and baths into an efficient unit. The easy traffic and space division around this core make for some old world privacy, separating bedroom-to-bath traffic from living area.

Upstairs, the loft overlooks living room and view outside. It's a good spot for reading and napping, and for overflow guests. The large bunk room is divided with built-in cabinetry to provide sleeping for four, adequate dresser, cabinet and closet space for varied vacation needs.

HOME IMPROVEMENT FEATURE: How to fit four children into one bedroom without a shoehorn? The problem is neatly solved with this design of divided bunks, dressers, cabinets and bookshelves.

The entire unit takes 6′3″x11′6″ of floor space, and would fit into a room as small as 12′6″ by 14′6″. Note that the bunks have a center dividing tackboard-covered partition to give two of the bunks privacy from the other two. Eight dresser drawers tuck under the higher bunk on each side, retaining adequate height at the head end of each bunk. The end wall has double cabinets for toys and games, shelves above for books, models, etc.

Birch plywood construction for the unit would allow you to paint on a multi-colored look or stain the unit to match other woodwork.



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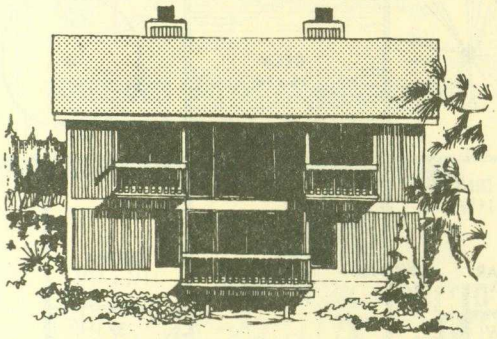
BUILT-IN BUNK ROOM

Space-Making Feature In Vacation Home

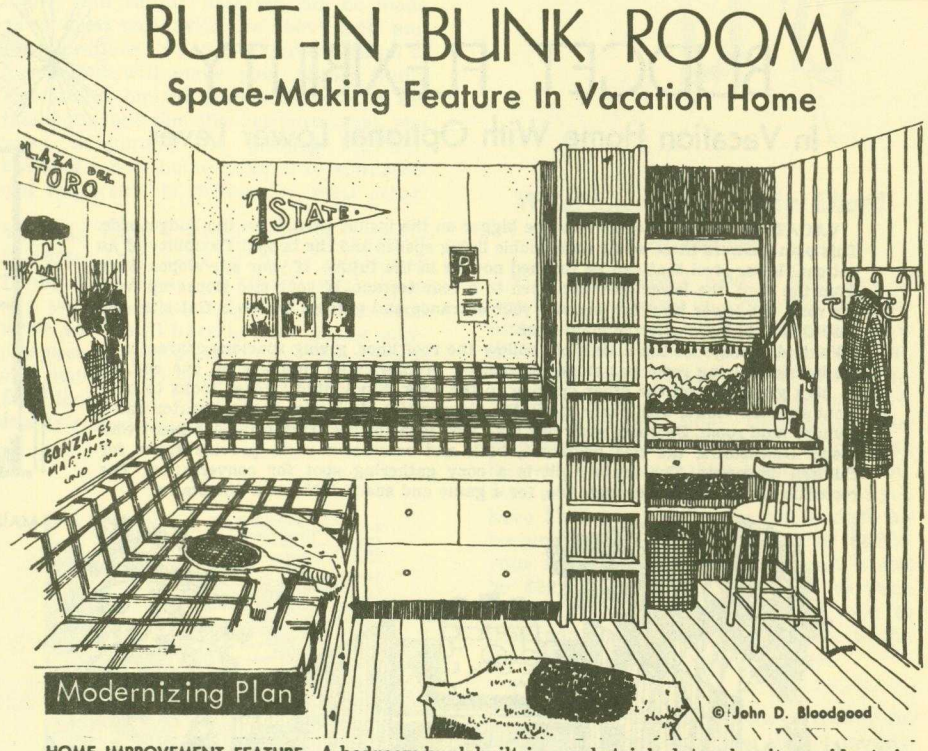


YOUR VACATION environment is captured for the entire house with this view wall of glass, sliding doors and balconies. The simple design is made important by the large glass areas and trim framework. We would suggest redwood or cedar plywood and trim with a bleaching oil stain to enhance the rustic character and provide minimum maintenance.

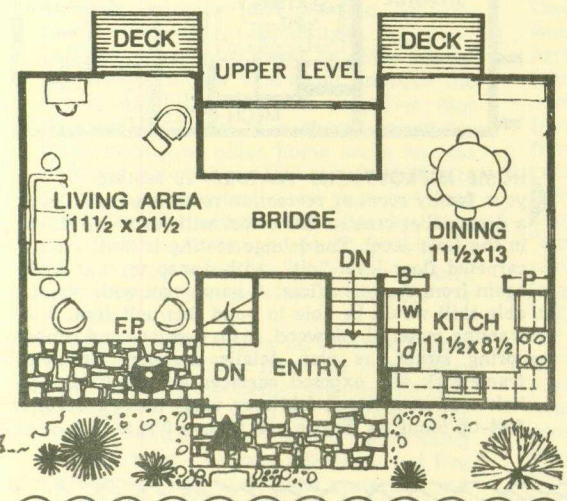
THE WIDE OPEN SPACES vacation house spirit is successfully combined here with practical family accommodations. On the upper level the central bridge balcony looks out through two stories of glass at the view side to provide dramatic impact in very small space. Living, dining and kitchen areas share vaulted wood ceiling and panelled walls. To contrast with the openness of the view-side glass, the rest of the upper floor is cozily oriented to the living room fireplace and to family-kitchen-dining activities across the bridge.

Downstairs, the activity hall provides a play spot for children, even an overnight guest accommodation. And one thing that is really appealing in a vacation house—a separate suite for parents!

This house is designed to be economical in shape, structure and materials for pre-cutting, pre-fabricating or on-site construction.

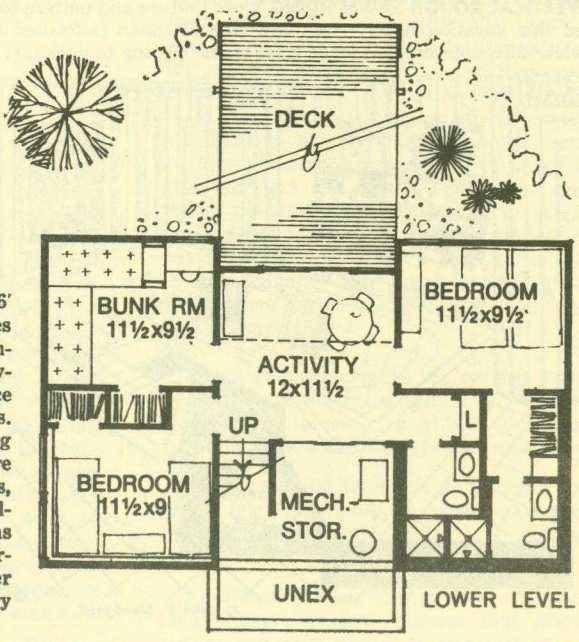


HOME IMPROVEMENT FEATURE: A bedroom bunk built-in can do triple duty when it provides twin beds, twin dressers and double-drawered desk space. This design can be built into a 9½' x 11½' room, as seen in today's home, with play space left over or it may be altered to fit spaces in your house. Each bunk has three drawers built into the base, mattress and springs above. We'd suggest wood panelled walls, with corkboard over the bunks for children's pin-ups. Wouldn't two boys get double pleasure in helping their dad build it, then enjoy living there afterwards?



Overall Dimensions
36' x 22'
LIVING AREA
Upper Floor — 792 sq. ft.
Lower Floor — 744 sq. ft.

THIS PLAN, just 22' deep x 36' wide, dramatically provides 1,536 square feet of comfortable family vacation living. The mid-level entrance is perfect for sloping sites. Upstairs, the living, dining and kitchen areas share highest view. Downstairs, the activity hall, three bedrooms and shower baths snug into the hillsides. Storage, heating and hot water systems are under entry platform.



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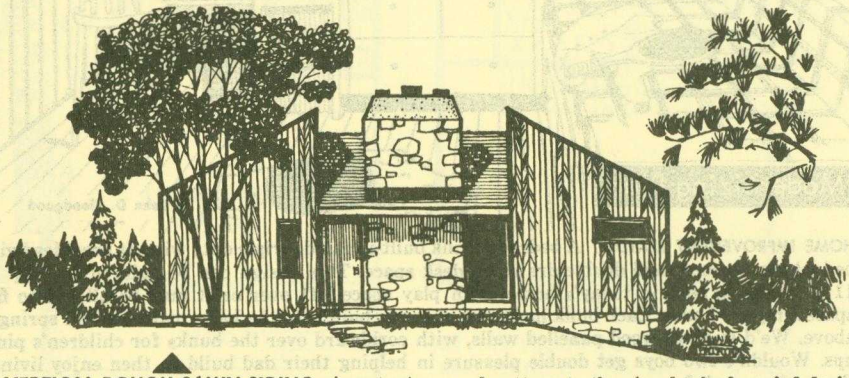
BUDGET FLEXIBILITY

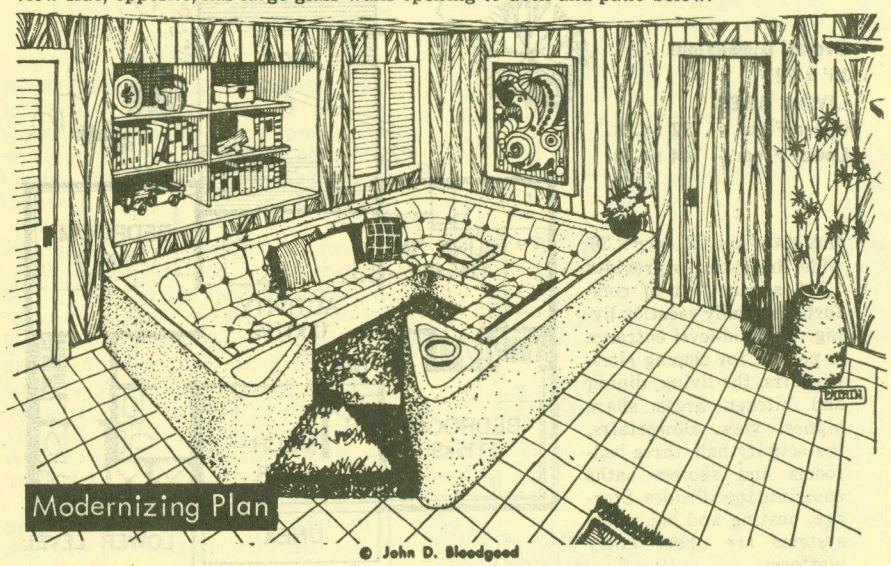
In Vacation Home With Optional Lower Level

VACATION HOUSES often must be bigger on the inside, smaller on the budget side. This plan answers these needs with double living spaces and the budget flexibility of an optional lower level that can be finished now or in the future. If your site slopes down from the road, the lower level can open to a rear terrace. If your site slopes up from the road, the lower level can become your entrance and garage. Or, on a flat site, you may choose to build only the main floor.

Vaulted ceilings on the main floor follow the roof lines, giving spacious character to the interior. Living room has stone surrounded prefabricated fireplace on one end, 13 ft. high glass wall on the other opening to the deck. Skylighted kitchen looks to both front and rear views, with party bar in the dining room, desk next to refrigerator and a laundry mud room. Bedroom wing has high side sash for best furniture placement wall space. Downstairs, the two bedrooms, bath and recreation room provide space for children or guests. The seating pit is a cozy gathering spot for conversation. The recreation room is large enough, too, for a game and snack table near the stairs.



VERTICAL ROUGH SAWN SIDING gives texture and pattern to the simple shed roofed design of this vacation house. Approach side attention is focused on large stone fireplace. The view side, opposite, has large glass walls opening to deck and patio below.



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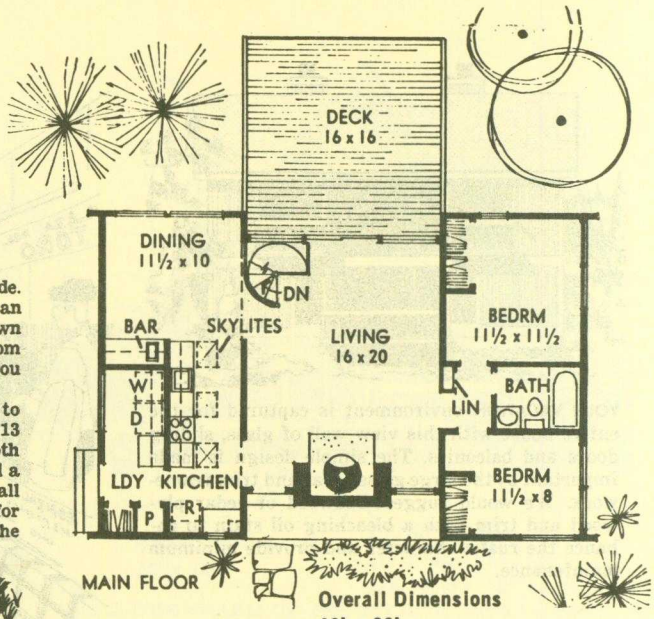
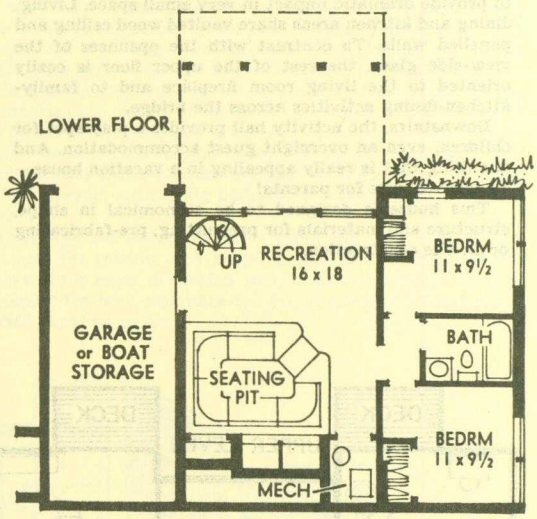


Overall Dimensions
40' x 26'

LIVING AREA
Main Level – 976 sq. ft.
Lower Level – 673 sq. ft.



HOME IMPROVEMENT FEATURE: A seating pit for your family room or recreation room is possible with a design that creates this effect without a depression in the floor level. The lounge seating is built around carpeted floor level "pit", with a step up and down again from the room floor. A handyman with reasonable skill would be able to build this unit from 2 in. framing material, plywood, foam cushions and rubber spring straps, as plan details describe. Cushions, framework and exposed surfaces are all finish upholstered in a tweed fabric or vinyl that encourages feet-up lounging. Entire unit takes a 9 ft. x 12 ft. area.

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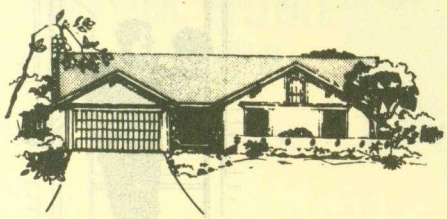
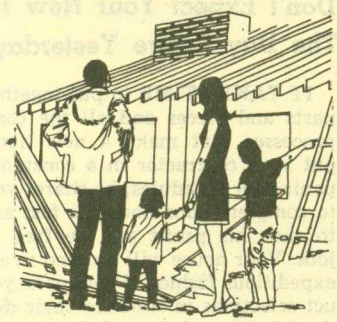


BUILDING WITH CONFIDENCE

By JOHN D. BLOODGOOD, A. I. A.



Should You Really Build?

THE CUSTOM BUILT HOME that you are considering for your family must be weighed against the values of existing houses available for sale. Older homes in established neighborhoods have several advantages and disadvantages. They often seem to have an abundance of space for the purchase price, but consider how your family will use the space. Judge against your "wanted-most" list: family room for informal family relaxing; outdoor living space that's private and easy to use; storage where it is needed; kitchen that is pleasant and has good working order; family entrance with litter depository; traffic-free rooms; garage sized to today's cars and yard equipment. Then, consider mechanical and maintenance items: heating costs, exterior painting, potential rewiring, plumbing and heating replacements, remodeling expenditures.

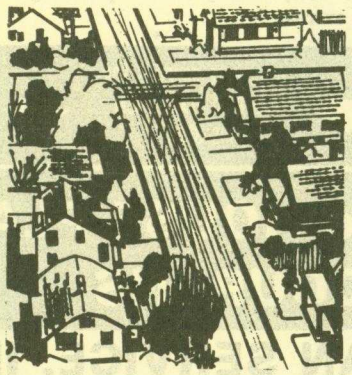
Taxes often seem lower on older homes, but they will rise when you improve the house. And the beautiful draperies that may be thrown in as a charming enticement to buy an older home are a lot less valuable weighed against possible termite repairs not discovered until you start your improvement projects. Consider, too, that the established lawn and plantings will not be nearly so enjoyable when they require maintenance yet provide no privacy for outdoor living.

New or newer houses for sale also should be considered. They have the same older home advantage of being tangible and easy to judge. You'll want to consider your "most-wanted" list again: interesting rooms that will be fun to decorate and live in; basic quality of original materials and construction for continued low-maintenance costs and easy care; a master suite for adult privacy; a neighborhood that has families settling in, rather than constantly relocating; real values to your tastes in the carpeting and draperies that may be "thrown in"; exterior design character that you'll be proud to come home to for the coming years. You'll want to consider the noise problems of compact plans, and think where family activities, both neat and messy, will take place.

Your judgments about building a new home that will really provide the kind of living your family deserves can be made on a sound basis with the above facts and considerations. If you can't find the kind of house that will make your family living meaningful for the standards you are establishing and for the activities that you want to pursue and develop together, building a new home tailored to your special requirements makes the most sense.

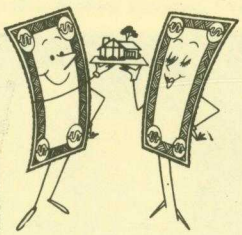
You can have a house with an exterior character that looks as if an interesting family lives there, one that welcomes you and your guests openly and easily. And while you'll still have to make many compromises to your budget, your plan choices and material selections will allow you to find those that work best for your own family's needs and tastes.

* * *



Site Your House With Care

ZONING RESTRICTIONS, if any, will describe the overall area you have to work with in placing your house on your lot. Consider orientation of major rooms for sun, wind, family and guest approach, parking and outdoor living. Perhaps a reversal of the plan would improve driveway grades or the approach perspective view from the street. Often, a slight twist away from perpendicular to the street will provide more individuality and charm, make more of a view or increase privacy from neighbors. Consider placing the house "end-wise" especially if it is an "L" shaped plan. Think about the views to and from largest glass areas. You'll want to capitalize on your most attractive views, or you can make adjustments to create them with gardens and fences. And, you'll want to take advantage of grades to make your house look as if it belonged to the land or provide extra potential living spaces on lower levels that open to grade access at side or rear.



What Can You Really Afford To Spend

YOU PROBABLY have a good idea of your housing budget on a monthly expenditure basis, but you need to determine how this translates to total house-plus-lot cost. There are many formulas to determine investment total from monthly expenditure. A recommended one: Determine your monthly payment available for principal, interest and taxes, then multiply by 100; then add your down payment. Thus, if you have $275 per month you can budget for housing plus a down payment of $4,500, your suggested house plus lot cost would be $32,000. If yours will be a vacation house that will be rented from time to time, add anticipated rental income to the amount you can personally budget.

There are various sources of money for building a new home. You should investigate several to see which is most advantageous for you. Commercial banks will usually provide the lowest closing costs and interest rate, but they are required by law and by individual policy to require a substantial down payment Savings and loan institutions will generally loan a greater percentage of the total cost, allowing a lower down payment, but they may charge higher closing costs and/or interest rates. Insurance companies often provide mortgage money to policy holders; check with your agent concerning your personal situation and the company's policy. And there are mortgage companies in most cities that provide funds for residential construction. If your down payment is low in proportion to your total investment, a government-insured loan may offer the best prospects.

Investigate thoroughly the several money sources available to you; a ½% higher interest will amount to $1,392 additional repayment on a $20,000, 20-year mortgage.

If you will be living in your home for only a few years, a higher interest rate may be more advantageous than high closing costs.

Additionally, you should take into account "pre-payment" clauses that allow you to pay your mortgage principal ahead of schedule without interest penalty, and "open-end" clauses that allow the re-borrowing of previously paid principal for remodeling or improvements. Your best clearing house of information after you've checked several sources will probably be your attorney.

Continued on next page

BUILDING WITH CONFIDENCE *Continued*

Choices You Must Make Once You've Decided on a Plan

WHEN YOU HAVE FOUND your lot, decided on a plan that suits your family's living requirements and your budget, a few decisions remain before you can solicit a definite bid from a contractor.

The first decision is often based on local precedent: the foundation method with concrete slab, crawl space or full basement. Your lot and requirements may also suggest a combination of these methods. Then, basic materials for the exterior shell should be considered: roofing type; masonry, if any; siding and finish; sash and glazing; insulation; trim materials.

Next, interior finish and equipment materials should be determined: finish flooring and who shall provide it; wall surfacing in various rooms; mechanical systems of plumbing and water heaters, heating and cooling; electric service entrance amperage and who shall provide light fixtures; kitchen and other cabinetry; appliances to be included in contract; acoustic treatment; hardware.

Outside the house, you will want to carefully define the amount of paving or deck for outdoor living, finish landscaping and driveway surfacing the contractor is to provide.

Once you have made these basic selections, your contractor can figure his costs accurately and give you a total building cost including his profit.

Budget requirements, and the desire for the most space for your budget, often result in the need for specification compromises. We would advise you not to skimp on those items difficult, expensive or almost impossible to add later. Include now termite control and adequate electric service. Postpone, if you must, elaborate bath faucet sets, family room paneling and other extras.

* * *

USE THESE COUPONS FOR ORDERING PLANS FROM THIS BOOK

Don't Expect Your New House The Day Before Yesterday

IT TAKES TIME to put together all the parts and pieces and all the construction processes that make a new home. Don't put your contractor in a constant state of panic over schedules; he shares your desire to complete your house as fast as possible to earn his profit and be free for other jobs. Your house will proceed in an orderly expeditious fashion if you make your product selections in time for their delivery to the job as needed. And do be understanding about delays beyond the contractor's control. You should visit the site at least once a week to be sure that all is going well and that detail questions are handled according to your wishes.

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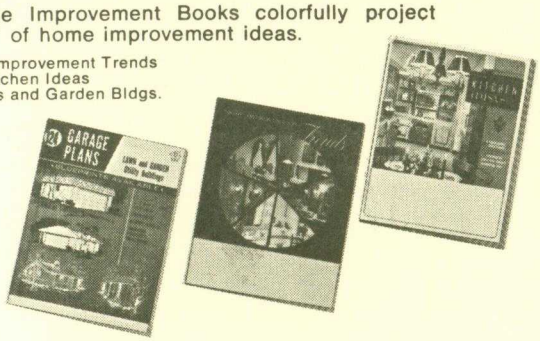

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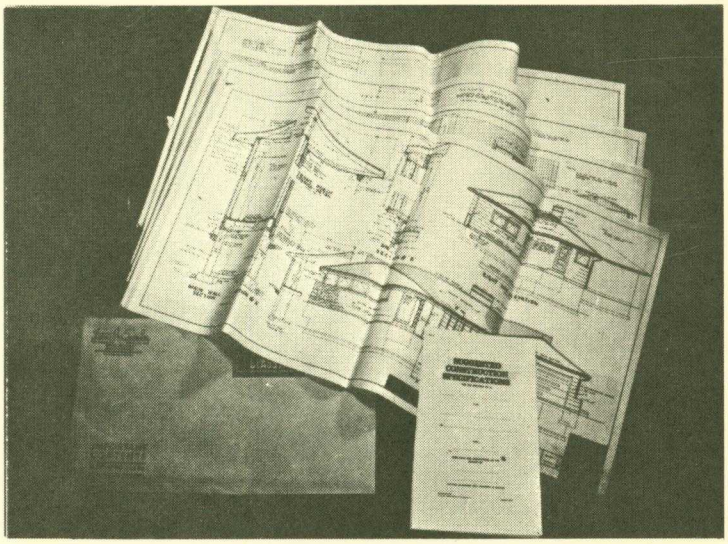

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____ Owner	____ Loan source
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____ Subs	____ Total sets

A Few Words About National Plan Service

National Plan Service welcomes this opportunity of acquainting you with our company and our complete "custom" plan service.

National Plan Service strives continuously to create the finest home plans and designs available anywhere . . . professionally prepared at economy prices.

Customer satisfaction is the mark of National Plan Service's products and service. We've been doing it for over 50 years . . . and our long list of satisfied customers attests to the effectiveness of our dedication to provide the finest home plans and designs on the market today.

May we serve you . . . soon?